



# County of Fairfax, Virginia

## MEMORANDUM

DATE: 3/8/2019

**TO:** Distribution List

**FROM:** Tracy D. Strunk, AICP  
Director, Zoning Evaluation Division  
Department of Planning and Zoning

**SUBJECT:** Zoning Application Analysis

**REFERENCE:** Application No. PCA/CDPA/FDPA 2016-HM-035 (CRS Sunset Hills, LC)

### Case Information

Staff Coordinator: **Mary Ann Tsai**  
Pre-Staffing: **TBD**                      Staffing: **TBD**  
Tentative PC: **TBD**                      Tentative BOS: **TBD**

**NOTE: Will be staffed at Reston Core. Coordinator to schedule dates when TIA has been submitted.**

Memo Includes Full-Size Development Plans for Noted (●) Addressees: Yes ☐ No ☐

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by **(TBD)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

#### Action Addressees

- DPZ Planning Division  
Chief, Env. & Dev. Review Br.  
Attn: Denise James
- DPWES Site and Addressing  
Attn: Lori Ramsey
- DPWES Sanitary-Sewer  
Attn: Sharad Regmi
- VDOT  
Attn: David Jordan
- Fire Prevention Div  
Plans Review Section  
Attn: Mike Paruti
- Fairfax County Public Schools  
Facilities & Transportation Svcs  
Attn: Jessica Gillis
- Dept. of Transportation  
Transportation Planning  
Chief, Site Analyst Section  
Attn: Jeff Hermann
- Dept. of Housing & Comm. Dev.  
Housing Development Div.  
Housing Development Officer

Attn: Abdirazak Hamud

- Fairfax County Park Authority  
Planning & Development Div.  
Plan Review Coordinator  
Attn: Lynne Johnson 4th fl.
- Northern Va Soil and Water  
Conservation District  
Attn: Willie Woode
- Planning Commission  
Board of Supervisors  
Hunter Mill District
- Office of Community  
Revitalization/Reinvestment  
Attn: Barbara Byron  
**\*CRD/CRA, Reston or Tysons  
only\***
- Fairfax County Water Authority  
Planning & Engineering Div.  
Manager, Planning Dept.  
Attn: Greg Prelewicz  
Attn: Ross Stilling
- Dept. of Tax Administration  
Real Estate Division Director  
Attn: Tim Shirocky
- Dept. of Health  
Div. of Environmental Health

Technical Review and  
Information Resources  
Attn: Kevin Wastler

Fairfax County Public Schools  
Facilities & Transportation Svcs  
Office of Design & Construction  
Services  
Attn: Eric Brunner

Fire & Rescue Dept.  
Information & Technology  
Attn: Eric Fisher

DPWES Site and Dev Svcs  
Chief, Urban Forestry Branch  
Attn: Craig Herwig

#### Information Addressees

- Economic Dev. Authority  
Director, Real Estate Services  
Attn: Curtis Hoffman
- Planning Commission  
Executive Director  
Attn: Jill Cooper
- Clerk to Board of Supervisors  
Attn: Cathy Chianese
- DPZ-ZED Division Director  
Attn: Tracy Strunk, AICP

DPZ-ZED Asst. Director  
Attn: William Mayland

DPZ-ZED  
Attn: Branch Chiefs

DPZ-ZED  
Chief, Proffer Interp. Branch  
Attn: Suzanne Wright

DPZ-ZED  
Admin. Asst., Legal Notices  
Attn: Rachael Pendergraph

DPZ Chief Zoning Inspector  
Attn: Mavis Stanfield

Dept. of Information Technology  
Technology Infrastructure Div.  
Attn: Steve Brundage

Dept. of Family Services  
Adult Aging Services  
AAA, B-3-708  
Attn: Jacquie Woodruff

Southeast Fairfax Dev. Corp.  
Attn: Tony Fontana  
**\*MV or LEE only\***



MAR 06 2019

## Zoning Evaluation Division

APPLICATION TYPE(S):	RZ	<input type="checkbox"/>	PCA	<input checked="" type="checkbox"/>	FDP	<input type="checkbox"/>	CDPA	<input checked="" type="checkbox"/>	FDPA	<input checked="" type="checkbox"/>	DPA	<input type="checkbox"/>	CP	<input type="checkbox"/>
	CPA	<input type="checkbox"/>	PRC	<input type="checkbox"/>	PRCA	<input type="checkbox"/>	CSP	<input type="checkbox"/>	CSPA	<input type="checkbox"/>	AA	<input type="checkbox"/>	AF	<input type="checkbox"/>

☐ I (We), CRS Sunset Hills, LC the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the PDC District to the PDC District.

☒ (PCA) This application proposes to amend the proffers approved pursuant to RZ/FDP 2016-HM-035 (case) in order to permit the reallocation of uses and development plan changes

Is this a partial PCA? (Y/N) If Yes, please identify affected acreage:

17-4 ((1)) 20, 17B, 14A, and a portion of 17A

**CURRENT ZONING DISTRICT:** PDC

**LEGAL DESCRIPTION:** Deed Book: 25297, 09454, 25548 Page No.: 1754, 0453, 0224

## 1830 &amp; 1860 Wiehle Ave: Reston, VA 20190

<b>ADVERTISING DESCRIPTION:</b> (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)			
South side of Sunset Hills Road, west side of Wiehle Avenue, north side of Reston Station Boulevard			
<b>EXISTING USE:</b>	Office and vacant	<b>PROPOSED USE:</b>	Mixed Use
<b>MAGISTERIAL DISTRICT:</b>	Hunter Mill	<b>OVERLAY DISTRICT(S):</b>	

**Waiver/Modification of Submission Requirements Requested:** ☐

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

<b>Applicant Contact Name:</b>			<b>Agent Name:</b>		
CRS Sunset Hills, LC			Jill S. Parks, Cooley LLP		
<b>Address:</b>			<b>Address:</b>		
<b>Street:</b> 1886 Metro Center Dr, 4th Floor			<b>Street:</b> 11951 Freedom Dr., Suite 1400		
<b>City:</b> Reston	<b>State:</b> VA	<b>Zip:</b> 20190	<b>City:</b> Reston	<b>State:</b> VA	<b>Zip:</b> 20190
<b>Phone Number:</b>			<b>Phone Number:</b>		
<b>(W):</b> 703-230-1136	<b>(C):</b>		<b>(W):</b> 703-456-8067	<b>(C):</b>	
<b>E-mail:</b>			<b>E-mail:</b>		
			jparks@cooley.com		

**Signature:**

Date:

DO NOT WRITE IN THIS SPACE

Date Application Accepted:

Application Fee Paid:

25,745,00



**Reston Station Promenade  
Statement of Justification**

**Conceptual/Final Development Plan Amendment  
Proffer Condition Amendment**

February 15, 2019

RECEIVED  
Department of Planning & Zoning

FEB 15 2019

Zoning Evaluation Division

**I. INTRODUCTION AND BACKGROUND**

CRS Sunset Hills, LC and CRS Sunset Hills II LC (collectively the "**Applicant**") are the now-owners of the thirty office condominiums in the Sunset Hills Professional Center and the two adjacent commercial parcels located south of Sunset Hills Road, immediately north of the Reston Station development ("**Reston Station**") and the Wiehle-Reston East Metrorail Station (the "**Wiehle Metro Station**") in Reston, Virginia (the "**CRS Parcels**"). An affiliate of the Applicant, Comstock Reston Station Holdings, LC ("**Comstock**"), is the long-term ground lessee of the property owned by the Board of Supervisors of Fairfax County (the "**Board**") located to the south and east of the CRS Parcels (the "**County Parcel**") (the CRS Parcels and the County Parcel collectively, the "**Property**"). A tax map outlining the Property in red is attached hereto as Exhibit A.

On April 10, 2018, the Board approved Rezoning RZ 2016-HM-035 (the "**Rezoning**") subject to proffers (the "**Proffers**") and rezoned the Property from the I-4 (Medium Intensity Industrial) District and PDC (Planned Development Commercial) District to the PDC (Planned Development Commercial) District in order to permit the transformation of the Property from a suburban office park to a vibrant, transit-oriented, mixed-use development with an overall floor area ratio ("**FAR**") of 3.68 (the "**Project**" or the "**Promenade**"). The Project was designed to extend the comprehensive multi-modal transportation network and contemporary urban village initiated by the Applicant's affiliates at Reston Station.

The Applicant concurrently processed with the Rezoning, and the Fairfax County Planning Commission approved, Final Development Plan FDP 2016-HM-035 (the "**FDP**"), which included four buildings, A-D. The FDP also reflected the grid of streets, streetscape, pedestrian improvements and urban park spaces necessary to support the Property and elevate the Project to reflect the vision and meet the standards set by the Board when it amended the Fairfax County Comprehensive Plan (as amended through January 23, 2018, the "**Comprehensive Plan**") to include the Reston Master Plan.

Immediately after approval of the Rezoning, the Applicant was approached by a premier hotelier and potential retail tenants interested in occupying the building identified on the FDP as "**Building C**." As negotiations advanced and agreements were signed, the Applicant refined its plans for Building C to reflect the needs of the parties and in so doing, took the opportunity to improve the overall site layout and design for the Project at the same time. As a result, the proposed conceptual/final development plan amendment ("**CDPA/FDPA**") and proffered condition amendment ("**PCA**") not only reflect the final design and engineering of Building C but also demonstrate improved pedestrian connectivity and porosity, more seamless circulation within the Property and enhancements to the urban parkland serving the Project – among other things, by reorienting Building C, the Applicant was able to expose the Great Lawn to direct sunlight and by pulling it back towards Wiehle Avenue, the Applicant was able to enlarge Pocket Park 6, a critical connection from and to the northeast. The Applicant is not proposing to adjust the ratio of residential to non-residential uses on the Property or increase (or decrease) the density approved with the Rezoning.

## II. LOCATION AND EXISTING CONDITIONS

The approximately 0.9-acre County Parcel is identified on the Fairfax County Tax Map as a portion of 17-4 ((1)) 17A and is currently vacant.

The CRS Parcels are identified on the Fairfax County Tax Map as 17-4 ((1)) 14A, 17B and 20. Parcel 14A includes the thirty office condominiums. Parcel 17B is vacant. Parcel 20 is currently improved with a low-rise office development constructed in 1979.

## III. PROPOSAL

The Property is approved for 1,351,000 square feet of mixed-use development, at an overall FAR of 3.68 (including bonuses for significant consolidation and the provision of workforce housing at lower income tiers than required under the "Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines" adopted on October 15, 2007 (the "**Policy Guidelines**"), as shown in the chart below:

Building	Use	GFA	Units	Keys
A	Residential/Retail	250,000 square feet (+ retail)*	250	
B	Office/Retail	300,000 square feet (+ retail)*		
C	Hotel/Residential/Retail	400,000 square feet (+ retail)*	80	280
D	Hotel/Office/Residential/Retail	250,000 square feet (+ retail)*	260	
A-D	Residential/Non-Residential Bonus	66,000 square feet		
		1,351,000 square feet (3.68 FAR)	590	280

\*In addition to the square footages of the primary use(s) in the buildings listed above, Applicant is entitled to provide up to 85,000 square feet of retail uses, which can be distributed by and among Buildings A-D.

As noted above, the Applicant is not proposing to increase the density approved with the Rezoning and is only proposing to adjust the land use mix slightly: it is adding a hotel option to Building A (there may be an opportunity to develop a limited-service hotel that complements the full-service, premier hotel planned for Building C), and lowering the office square footage in Building B in order to offset an increase in the overall retail for the Property, as follows:

Building	Use	GFA	Units	Keys
A	Hotel/Residential/Retail	250,000 square feet (+ retail)**	157	129
B	Office/Retail	256,000 square feet (+ retail)**		
C	Hotel/Residential/Retail	400,000 square feet (+ retail)**	80	280
D	Hotel/Office/Residential/Retail	250,000 square feet (+ retail)**	260	
A-D	Residential/Non-Residential Bonus	66,000 square feet		
		1,351,000 square feet (3.68 FAR)	497	409

\*\*Under the CDPA/FDPA and PCA, the Applicant would be entitled to provide up to 129,000 square feet of retail uses, to be distributed by and among Buildings A-D.

## IV. JUSTIFICATION

### A. Comprehensive Plan

When it approved the Rezoning on April 10, 2018 with a positive Staff Report and a recommendation of



approval from the Planning Commission, the Board found that Promenade was in substantial conformance with the both the Area-Wide Guidance for the Reston Transit Station Areas (“*TSAs*”) and the District Recommendations for the North Subdistrict of the Wiehle Station Transit-Oriented Development (TOD) District in the Comprehensive Plan.

Again, the Applicant is not proposing to increase (or decrease) the approved 3.68 FAR or reduce the publically-accessible open space on the Property. And, the modest adjustment in the land use mix does not change the proportion of residential to non-residential uses on the Property or otherwise impact the Project’s conformance with the recommended land use split in the Comprehensive Plan.

In addition, the Applicant will continue to provide 16.5% of all residential units constructed on the Property as WDUs and will offer those units at lower income tiers than required in the Policy Guidelines, resulting in more than 2/3 of WDUs being offered to families earning 80% or less than the Area Median Income (“*AMI*”) and will reaffirm its commitments to provide private amenities and recreation facilities for its residents, green-buildings, electric vehicle charging infrastructure and emerging technology, noise attenuation, landscaping, stormwater management, multi-modality (pedestrian, bicycle and infrastructure improvements all remain untouched), transportation demand management, public art, schools and more. Parking will continue to reflect the new standards in the Zoning Ordinance, as amended by the Board on February 20, 2018, or will be reduced pursuant to a parking reduction.

As a result, it remains true that the Project is in substantial conformance with the Comprehensive Plan.

#### B. Building C

Building C, a marquee hotel/condominium building, anchors the Project and integrates it into the quickly-populating mixed-use developments up and down Reston Station Boulevard. As a result, designing it and orienting it properly within the Promenade was the Applicant’s primary focus. To that end, whereas the Applicant had originally concentrated the mass of Building C along Reston Station Boulevard, it has since flipped the tower and podium such that the tower is now adjacent to Wiehle Avenue, across from the recently-approved mixed use development known as “*Midline*.” While initially designed to serve the hotel’s needs relative to circulation, access and parking, this reorientation allowed the Applicant to pull back the curtain and open up the entire Project from the south, flooding it with sunlight and inviting Metro riders and employees, guests and residents of Reston Station to come right over to the Promenade.

In terms of circulation, access and parking then, the Applicant reconfigured the ramping and drop-off system for Building C by pushing the ramping system south and integrating it into the footprint of the building. This allowed the Applicant to condense and streamline the operational requirements of the hotelier relative to drop-off and circulation while maintaining the integrity of the original site layout and most importantly, preserving the Great Lawn. To accommodate this condition, the Applicant is proposing to retain the existing curb cut and is requesting consideration of a right-in/right-out off of Reston Station Boulevard, near the hotel entrance.

Also new to Building C is a premier entertainment venue (likely a cinema) that will be located below-grade. As a result, upon arrival at the Promenade, visitors will now be offered the opportunity to take in a movie or, if they prefer to remain outdoors, they will be welcomed to play in the Great Lawn, which continues to anchor the Project from the inside, out.

#### C. Improvements to the Ground Plane

As noted above, the Applicant’s proposed modifications relate primarily to the reorientation of and access to the hotel/condominium, Building C. However, implementing those modifications provided the

Applicant with the opportunity to improve a number of other elements of the overall site plan for the Project, as described below.

### 1. Urban Parkland

The Applicant's entire development program was designed around an innovative feature gaining popularity among progressive urban planners abroad: the "*woonerf*." The *woonerf*, literally translated from Dutch to mean a "living street," functions as a shared public space for pedestrians, bicyclists and children. With limited vehicular traffic and primacy of non-motorized activity, the "*woonerf*" encourages human interaction and awareness – those who use the space are meant to engage with one another as they walk or bike to their destinations. As a foundational feature of the approved plan, the Applicant is maintaining the *woonerf* in the proposed CDPA/FDPA and is continuing to compliment it by building up the Great Lawn and the public park spaces around it.

Together with the County Staff and the Hunter Mill Planning Commissioner, the Applicant created an impressive, inviting gateway to the Project at the intersection of Sunset Hills Road and Wiehle Avenue ("*Pocket Park 6*"). By flipping the hotel tower and pulling it back towards Wiehle Avenue, the Applicant was able to widen the throat of that grand entrance to the Project and increase the overall publically-accessible parkland thereby. It also opened up the western end of Building D, along Street B, to create a larger pocket park ("*Pocket Park 5*") across from the residential development next door known as "*Aperture*."

### 2. Parking

One of the significant improvements resulting from the refinements of the plans for Building C is the consolidation of what was formerly two parking structures into one parking structure. This had the most significant impact on Building A, because it meant pushing the parking below-grade. This, in turn, allowed the Applicant to line the ground-floor of Building A with a limited-service hotel and retail uses, thereby activating the building's frontage along a prominent roadway, Sunset Hills Road.

## V. WAIVERS & MODIFICATIONS

The Applicant respectfully requests approval of the reaffirmed waivers and modifications, attached hereto as Exhibit B.

## VI. CONCLUSION

The North Subdistrict of the Wiehle Station Transit-Oriented Development (TOD) District is quickly becoming one of the most vibrant destinations in all of Fairfax County. Projects up and down the Dulles Toll Road are coming on-line and bringing the Reston community to life. The Applicant, visionary and master developer of the most significant holdings in this area (on both the north and south sides of Reston Station Boulevard), is artfully bringing all of the pieces together to present to the County and its residents a thriving urban neighborhood right at the Wiehle Metro Station. To complete its vision, the Applicant respectfully requests favorable consideration of this Application by Staff, the Planning Commission, and the Board of Supervisors.

Respectfully submitted,



Jill Switkin Parks, Esq.

February 15, 2019





**RESTON STATION PROMENADE  
CDPA/FDPA/PCA 2016-HM-035**

**EXHIBIT B TO THE STATEMENT OF JUSTIFICATION  
WAIVERS AND MODIFICATIONS**

**Requested reaffirmation of waivers and modifications approved with RZ/FDP 2016-HM-035**

Section	Waiver/Modification	Justification
<b>Zoning Ordinance ("ZO")</b>		
2. Section 13-303	The Applicant is requesting a modification of Section 13-303 for the transitional screening and barrier requirements in favor of the landscaping proposed on the CDP/FDP.	The Applicant is requesting a waiver of the transitional screening and barrier requirements along the southwest portion of the western boundary line, adjacent to the proposed commercial buildings, as the uses are being developed under a common development plan and the compatibility of the uses has been addressed through a combination of the location and arrangement of the buildings and through architectural and landscaping treatments.
1. Section 16-102(1)	The Applicant requests a modification of Section 16-102(1) for yard regulations, setbacks, bulk regulations and building heights in favor of the layout proposed on the CDP/FDP.	The Applicant requests this modification to allow for consistency with the Comprehensive Plan in the building orientation and setbacks of other buildings adjacent to the project and that front Sunset Hills road.
3. Section 17-201(4)	The Applicant is requesting a modification of Section 17-201(4) for the widening of Sunset Hills Road.	The Applicant requests a waiver of the Sunset Hills Road widening requirements because the site frontage is only 500 linear feet, a small length in comparison to the rest Sunset Hills Road. The road has not yet been widened on either side of the proposed development so proposing the widening with this project alone would result in a confusing traffic pattern. The Applicant has provided a reservation to accommodate the future dedication when the road is widened in the future.
4. Section 11-203	The Applicant seeks a modification of this section to allow a reduction in the number of loading spaces required in favor of the number of spaces shown on the CDP/FDP for each building.	Three loading spaces are provided for the mid-rise residential building, two loading spaces are provided for the high-rise residential and four loading spaces are provided for the hotel/residential building based on the anticipated need for each building. The Applicant has worked diligently to design the layout of Reston Promenade to ensure the safety and



		comfort of the bike and pedestrian grid, and has thus arranged the loading spaces to be respective of that. As a result, loading spaces are all located internal to buildings or in below-grade parking structures.
Public Facilities Manual ("PFM")		
1. Section 12-0508.3A(1) and (2)	The Applicant is requesting a deviation from the tree preservation target.	The Applicant is requesting a deviation from the tree preservation target because the preservation of the trees on the site would preclude its development. In addition, the preservation of trees would likely not meet the standards for health and structural condition requirements, as construction activities are reasonably expected to impact the existing trees and threaten their survival.
2. Section 13-205(1)	The Applicant is requesting a waiver of the transitional screening and barrier requirements.	The Applicant is requesting a waiver of the transitional screening and barrier requirements along the southwest portion of the western boundary line, adjacent to the proposed commercial buildings, where a Type 1 transitional screen and barrier E, F or G would be required because the uses proposed are being developed under a common development plan.
3. Section 12-0510.4E(5)	The Applicant requests a modification of this section to permit the use of structural cells or approved alternate systems to allow reduction of the minimum planter opening area shown in Table 12.17 of the Public Facilities Manual, to permit less than 8-foot planting width, and to permit trees to be located closer than 4 feet to a restrictive barrier for trees used to meet the tree canopy requirements.	<p>With regards to the urban nature of the site, decreasing the planting area width in limited areas of the Property will allow for flexibility for increased building zones and urban plazas without disrupting the planned sidewalks and overall right of way. The Applicant will use structural cells or approved alternate systems for locations with less than 8 feet planting width and with less than the required areas to provide attractive landscaping in the proposed urban public spaces. Additionally, the use of structural cells will make the plaza areas more inviting without deterring from the pedestrian experience by needing to reduce the width of the pedestrian paths.</p> <p>For any trees planted in a less than 8-foot width, a specified amount of soil, as determined by Urban Forest Management</p>

		<p>Division ("UFMD"), will be provided to ensure the growth and long-term survivability of any such tree. The Applicant is confident that with the appropriate vegetation type, the provision of structural soil for root growth, installation and maintenance, 4- to 6-foot planting areas will allow the landscaping to flourish.</p> <p>This modification will also allow flexibility in landscape design throughout the urban public spaces and plaza areas at the time of final engineering and site design. With diligent landscape design, this reduction is necessary to maintain the urban-scale streetscapes that will be safe and comfortable for pedestrians. In the event the Applicant reduces the minimum planting opening areas, the Applicant will work with the Director on the site's final design.</p>
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## Proffered Condition Amendment

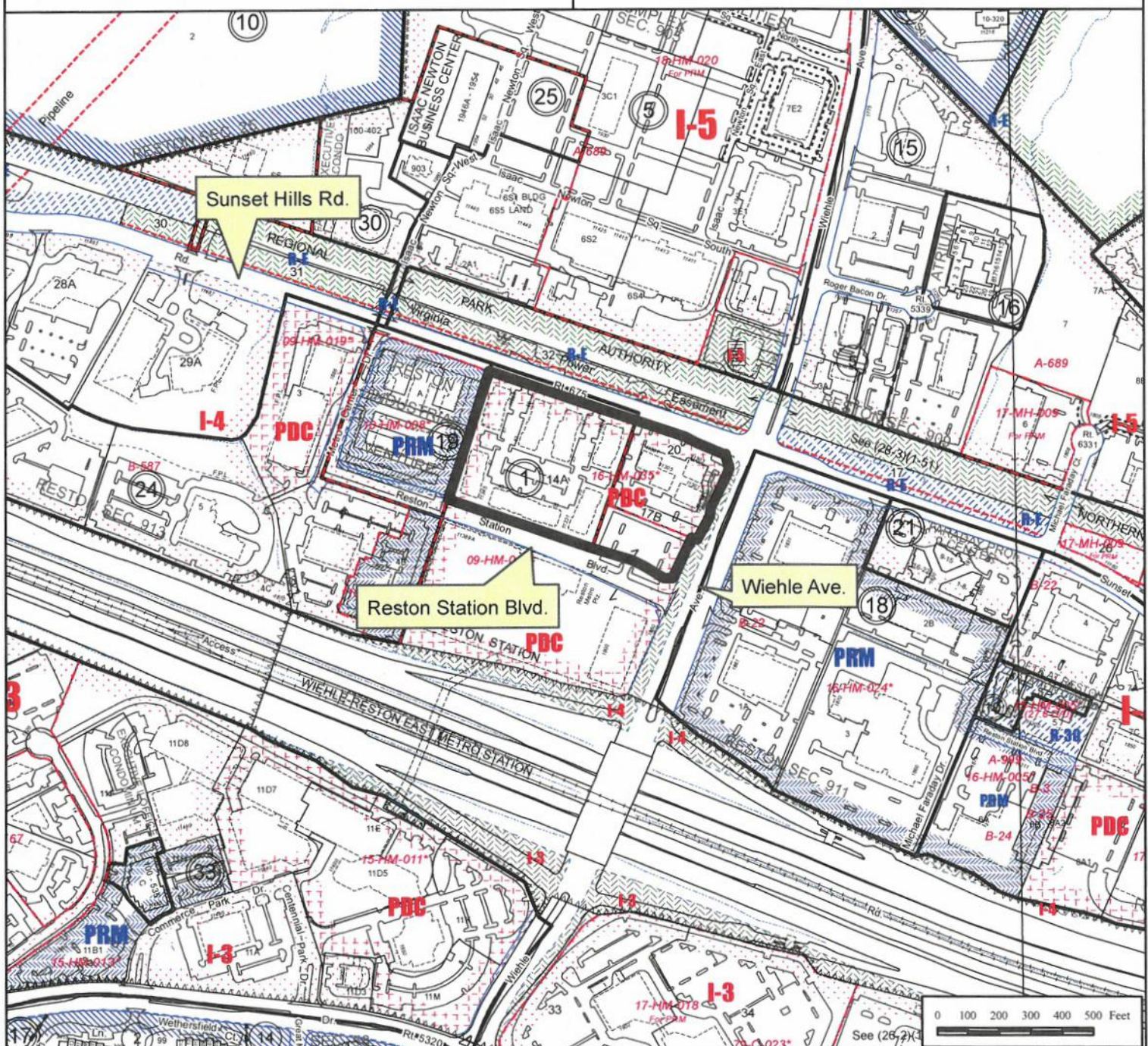
### PCA 2016-HM-035

Applicant: CRS SUNSET HILLS, LC  
Accepted: 03/07/2019  
Proposed: TO AMEND THE PROFFERS ASSOCIATED WITH RZ 2016-HM-035  
  
Area: 8.44 AC; DISTRICT - HUNTER MILL  
Zoning Dist Sect: SOUTH SIDE OF SUNSET HILLS ROAD, WEST SIDE OF WIEHLE AVENUE, NORTH SIDE OF RESTON STATION BOULEVARD  
Located:  
  
Zoning: PDC  
Overlay Dist:  
Map Ref Num: 017-4- /01/ /0014A /01/ /0017A (pt.) /01/ /0017B /01/ /0020

## Conceptual Development Plan Amendment

### CDPA 2016-HM-035

Applicant: CRS SUNSET HILLS, LC  
Accepted: 03/07/2019  
Proposed: TO AMEND THE CONCEPTUAL DEVELOPMENT PLAN ASSOCIATED WITH RZ 2016-HM-035  
  
Area: 8.44 AC; DISTRICT - HUNTER MILL  
Zoning Dist Sect: SOUTH SIDE OF SUNSET HILLS ROAD, WEST SIDE OF WIEHLE AVENUE, NORTH SIDE OF RESTON STATION BOULEVARD  
Located:  
  
Zoning: PDC  
Overlay Dist:  
Map Ref Num: 017-4- /01/ /0014A /01/ /0017A (pt.) /01/ /0017B /01/ /0020





# Final Development Plan Amendment

## FDPA 2016-HM-035



Applicant:  
Accepted:  
Proposed:

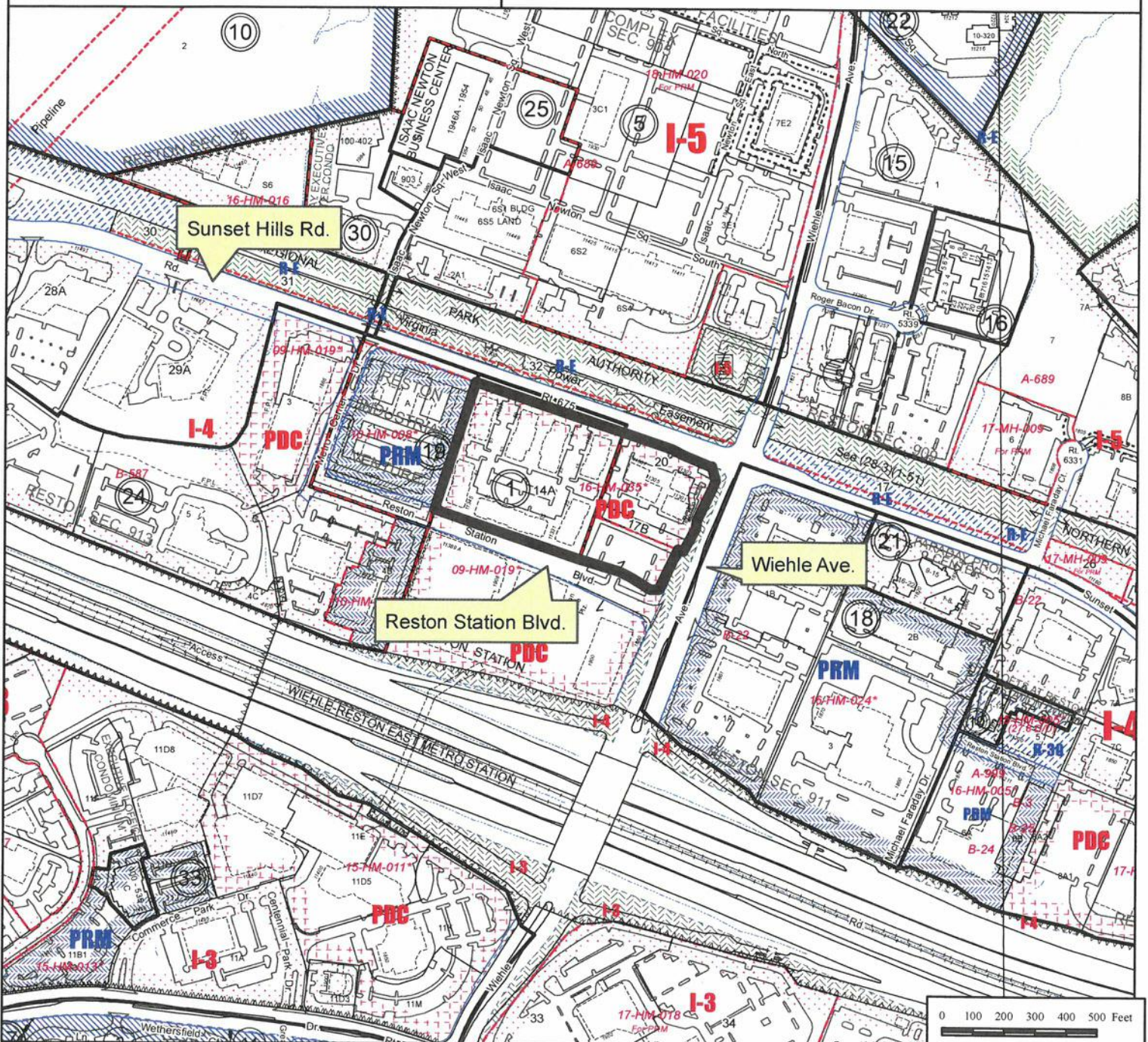
CRS SUNSET HILLS, LC  
03/07/2019  
TO AMEND THE FINAL DEVELOPMENT PLAN  
ASSOCIATED WITH FDP 2016-HM-035

Area:  
Zoning Dist Sect:  
Located:

8.44 AC; DISTRICT - HUNTER MILL  
SOUTH SIDE OF SUNSET HILLS ROAD, WEST  
SIDE OF WIEHLE AVENUE, NORTH SIDE OF  
RESTON STATION BOULEVARD

Zoning:  
Overlay Dist:  
Map Ref Num:

PDC  
017-4- /01/ /0014A /01/ /0017A (pt.)  
/01/ /0017B /01/ /0020



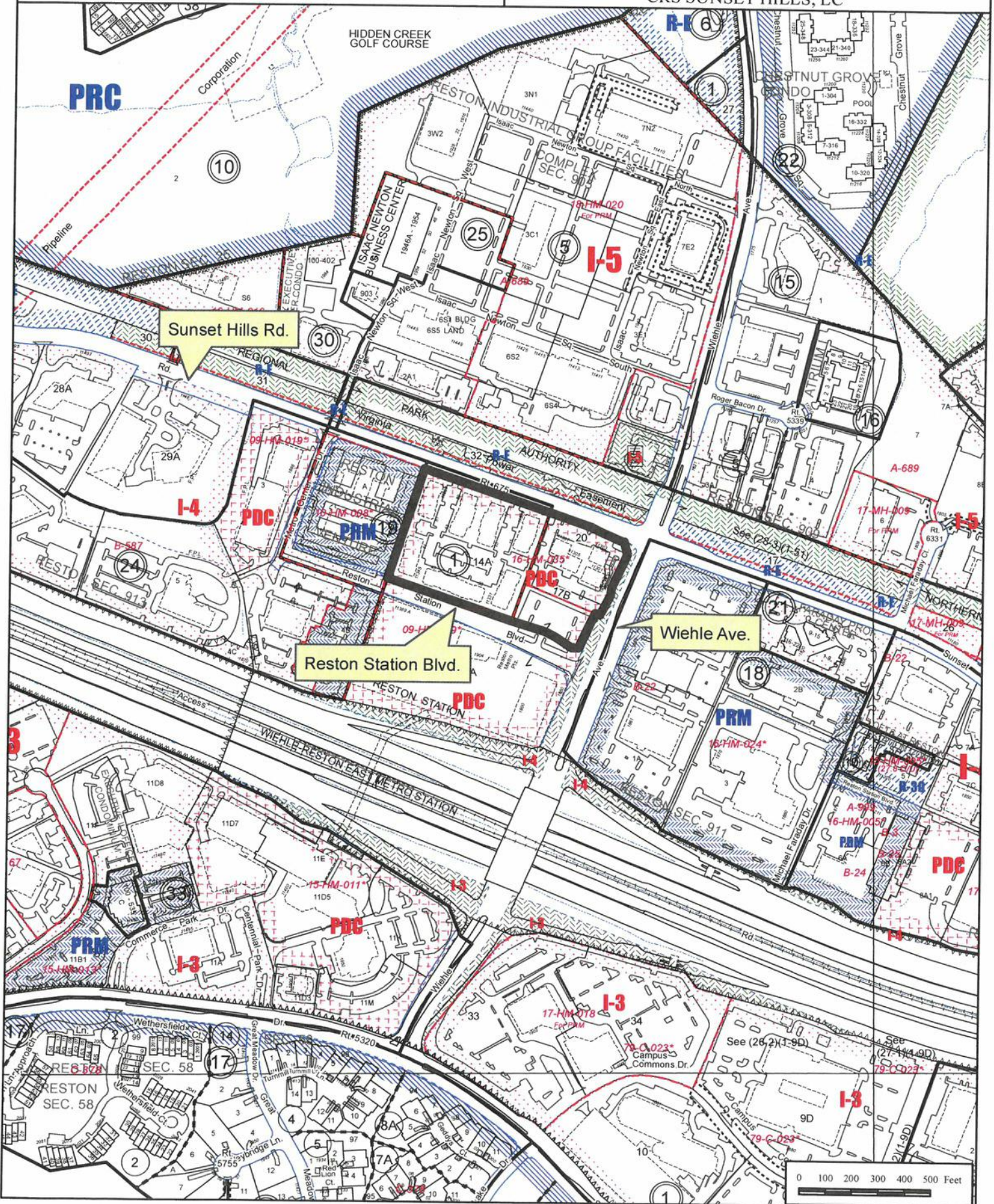


# Proffered Condition Amendment

PCA 2016-HM-035  
CRS SUNSET HILLS, LC

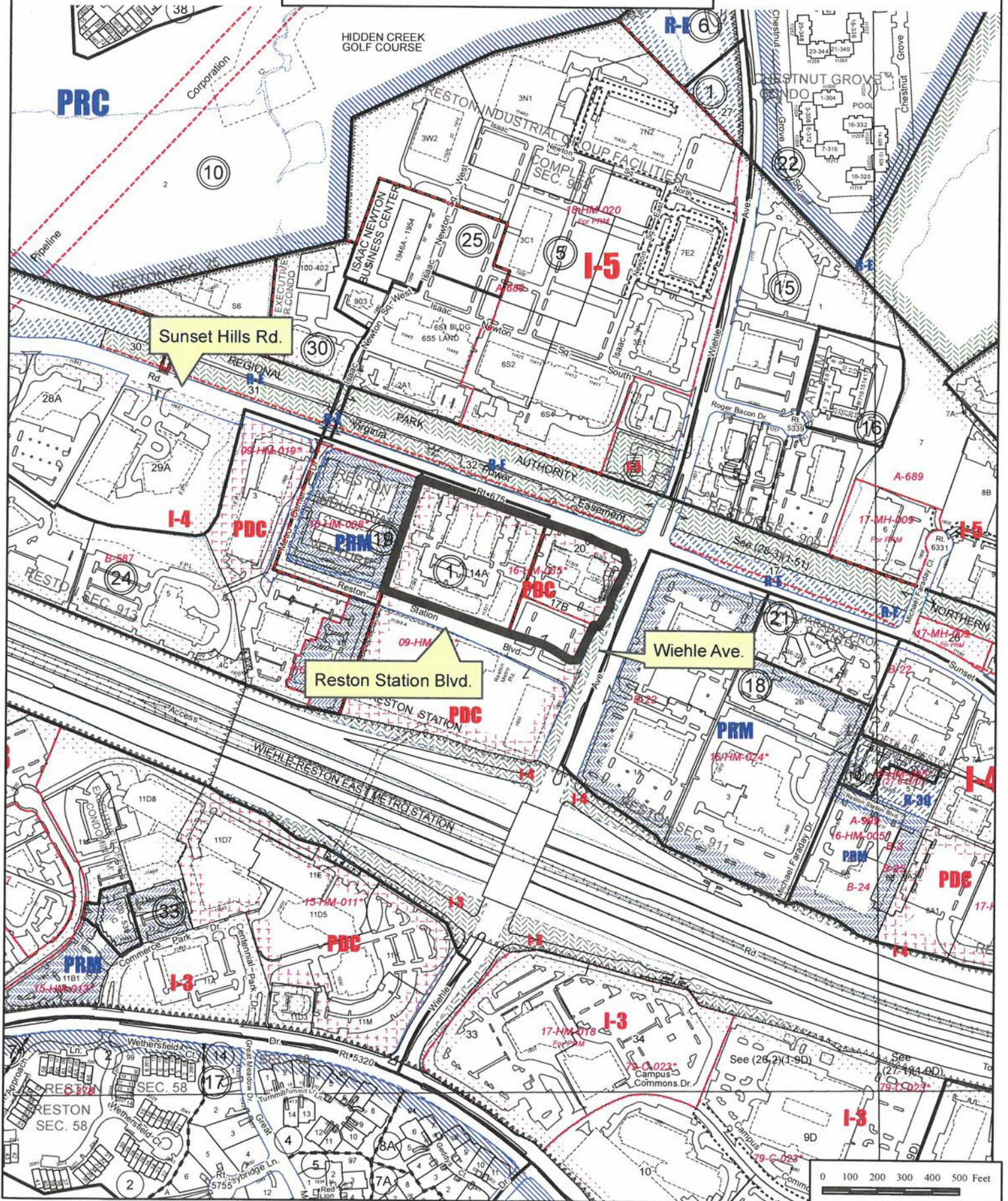
# Conceptual Development Plan Amendment

CDPA 2016-HM-035  
CRS SUNSET HILLS, LC





**Final Development Plan Amendment**  
**FDPA 2016-HM-035**  
**CRS SUNSET HILLS, LC**





# CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT

## CDPA/FDPA/PCA #2016-HM-035

### RESTON STATION PROMENADE

#### HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

**RECEIVED**  
Department of Planning & Zoning

**MAR 07 2019**

**Zoning Evaluation Division**



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\* PARTIAL PCA NOT INCLUDED  
WITH THIS CDPA/FDPA



#### APPLICANT

CRS SUNSET HILLS LC  
1886 Metro Center Drive, Suite 400  
Reston, Va. 20190  
703-883-1700

#### CIVIL ENGINEER

URBAN, Ltd.  
7712 Little River Turnpike  
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703-642-8080

#### LANDSCAPE ARCHITECT

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Annandale, VA 22003  
703-642-8080

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& 3300 Clipper Mill Road  
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410-900-1636

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#### ARCHITECT

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Suite 600  
Washington DC 20005  
202-315-1140

PLAN DATE  
02-15-19  
03-05-19

SHEET  
1 OF 30  
File No.  
ZP-2292

## GENERAL NOTES:

- THE APPLICATION PROPERTIES Delineated HEREON ARE LOCATED ON FAIRFAX COUNTY TAX MAP NUMBERS 0017-4-01-001A, 0017-4-01-0020, 0017-4-01-0017B AND A PORTION OF 0017-4-01-0017A AND ARE CURRENTLY ZONED POC.
- THE REFERENCED APPLICATION PROPERTIES ARE CURRENTLY ZONED POC. THE PROPOSED ZONING IS POC. RZ/TOP 2016-HM-035 HAS BEEN AMENDED TO INCLUDE AN ADDITIONAL 1,562 ACRES, WHICH WAS REMOVED FROM RZ/TOP 2009-HM-019 PER PCA 2009-HM-019. THE RESIDUAL AREA OF RZ/TOP 2009-HM-019 IS NOW TO INCLUDE 9,925 ACRES AND THE AREA OF RZ/TOP 2016-HM-035 IS NOW TO INCLUDE A TOTAL OF 4,836 ACRES (367,580 S.F.).
- THERE ARE NO 100-YEAR FLOOD LIMITS, DMA OR RPA (SEISMIC PROTECTION AREA) ON THE SUBJECT PROPERTY. THE FAIRFAX COUNTY ZONING ORDINANCE, AS ADOPTED ON NOVEMBER 16, 2003, PLANNING SECTION 6-1700 AND FAIRFAX COUNTY CODE CHAPTER 11B.
- THERE ARE NO KNOWN GRAVES OR OBJECTS OR STRUCTURES MARKING PLACES OF BURIAL WITHIN THE SITE.
- THERE ARE EXISTING BUILDINGS ON-SITE THAT WILL BE DEMOLISHED AS PART OF THIS DEVELOPMENT.
- AMENITIES PROPOSED WITH THIS PROJECT INCLUDE MULTIPLE RECREATION COURTYARDS TO BE MAINTAINED BY THE PROPERTY OWNER OR COMMUNITY ASSOCIATION.
- TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, EXCEPT AS SET FORTH IN THE PHASE 1 ENVIRONMENTAL PREPARED FOR FAIRFAX COUNTY. THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (CFR) PARTS 116.4, 302.4 AND 303, COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS (VWMR) 512-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CFR PART 260) ON STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.
- BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A BOUNDARY SURVEY PREPARED BY URBAN, LTD. DATED 11/1/2016, AND ALTA SURVEY OF REGION BLOCK 3, SECTION 913, PREPARED BY URBAN, LTD. DATED SEPTEMBER 2017.
- THE TOPOGRAPHY SHOWN HEREON IS AT 1-FOOT INTERVALS, COMPILED BY URBAN, LTD. TOPOGRAPHY WAS OBTAINED VIA AIR SURVEY, AND GROUND SURVEY.
- SUBJECT TO MARKET CONDITIONS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND PARKING FACILITIES WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
- TABULATIONS FOR SITE, BUILDING, PARKING AND LOADING DATA ARE PROVIDED ON SHEET #2 OF THIS PLAN.
- IN ACCORDANCE WITH SECTION 18-403 OF THE ZONING ORDINANCE, MAJOR MODIFICATIONS TO THE SIZES, DIMENSIONS, AND/OR FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING. SO LONG AS SUCH MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDPA/TPA AND THE GOVERNING PROFFERS.
- PUBLIC WATER AND SEWER SHALL BE PROVIDED. ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR AND/OR FAIRFAX COUNTY.
- THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/SALES/LEASING TRAILERS ON THE SITE IN ACCORDANCE WITH COUNTY REQUIREMENTS.
- THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATING AND ADOPTED CONCORDANCE WITH THE EXISTING OF THE FOLLOWING:
  - THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 18-1021 OF THE ZONING ORDINANCE FOR YARD REGULATIONS, SETBACKS, BULK REGULATIONS AND BUILDING HEIGHTS IN FAVOR OF THE LAYOUT PROPOSED HEREON.
  - THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL, SCREENING AND BARRIER REQUIREMENTS FOR THIS APPLICATION IN FAVOR OF THE LANDSCAPING PROPOSED HEREON.
  - THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 17-2014 OF THE ZONING ORDINANCE FOR THE WIDENING OF SUNSET HILLS ROAD.
  - THE APPLICANT HEREBY REQUESTS A DEVIATION FROM THE TREE PRESERVATION TARGET. THE TREE CANOPY REQUIREMENT WILL BE MET WITH NEW PLANTINGS. (SEE LETTER SH-104).
  - THE APPLICANT HEREBY REQUESTS A MINIMUM OF THE AS-YET BACK REQUIREMENTS FOR NON-RESIDENTIAL USES ADJUTING PRINCIPAL ARTERIAL HIGHWAYS AS REQUIRED BY SECTION 2-41A.18 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
  - MODIFICATION OF SECTION 12-0504(A)(3) TO PERMIT THE USE OF STRUCTURAL CELLS (OR APPROVED ALTERNATE SYSTEM) TO ALLOW REDUCTION OF THE MINIMUM PLANTING SPACING AREA SHOWN IN TABLE 12.17, TO PERMIT LESS THAN 8-FOOT (8') PLANTING WIDTH, AND TO PERMIT TREES TO BE LOCATED CLOSER THAN 4' TO A RESIDENTIAL BUILDING. (SEE LETTER SH-104).
  - THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 11-203 OF THE ZONING ORDINANCE FOR THE LOADING SPACE REQUIREMENTS IN FAVOR OF THE QUANTITIES PROPOSED HEREON.
- THERE IS AN EXISTING UTILITY EASEMENT (25' OR GREATER) ON THE SUBJECT PROPERTY. A 25' GAS EASEMENT EXISTS ALONG SUNSET HILLS ROAD.
- PER SECTIONS 18-204 AND 18-403 OF THE FAIRFAX COUNTY ZONING ORDINANCE, THE LIMITS OF CLEARING AND GRADING AND LANDSCAPING SHALL BE REPRESENTED ON THE GRADING AND GRADING ARE SUBJECT TO MAJOR MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN. PROVIDED THE LIMITS OF CLEARING AND GRADING ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDPA/TPA, LANDSCAPING AND TREE COVER SHALL BE PROVIDED PER ARTICLE 13 AND THE SUBJECT PROFFERS. ADDITIONALLY, OFFSITE ENVIRONMENTAL IMPROVEMENTS (COMMITMENT AND OFFSITE LINEAR UTILITY IMPROVEMENTS, IF NECESSARY) SUBJECT TO FINAL DESIGN, MAY BE PERMITTED BEYOND THE LIMITS OF CLEARING AND GRADING SHOWN HEREON WITHOUT THE NEED TO MODIFY THIS CDPA/TPA OR THE PROFFERS.
- UNLESS PERMITTED TO BE DEVELOPED OFF-SITE, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED ON-SITE IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL, IN WRITING AS OF THE DATE OF THE PROFFERS APPROVED WITH THE FINDING PCA. ANY OFFSITE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE OWNERS AND/OR THE COA. PROVIDED IN THE EVENT ANY OF THE RESIDENTIAL BUILDINGS ARE DEVELOPED AS, OR LATER CONVERTED TO INDIVIDUAL FOR SALE, CONDOMINIUM UNITS, NO INDIVIDUAL RESIDENTIAL UNIT OWNER WILL HAVE ANY REQUIREMENT TO CONTRIBUTE TO THE MAINTENANCE OR REPLACEMENT OF SUCH FACILITIES. CDPA/TPA FOR 017-01-0017A PROVIDED WITH THE "RESTON STATION PHASE ONE GARAGE SITE PLAN" 2015-SP-008.
- PRIVATE STREETS ARE TO BE LOCATED ON COMMON OWNERS ASSOCIATION PROPERTY AND TO BE OWNED AND MAINTAINED BY THE APPLICANT, ITS AFFILIATES SUCCESSORS/ASSIGNS OR AN ASSOCIATION.
- MAJOR MODIFICATIONS TO THE BUILDING ELEVATIONS, LAND USES, GROSS FLOOR AREA, QUANTITY OF RESIDENTIAL UNITS AND PARKING SPACES MAY BE PERMITTED WITH FINAL ENGINEERING AND DESIGN AT THE TIME OF FINAL SITE PLAN.
- THERE ARE NO AREAS WITH SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THIS SITE.
- INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
- SIGNALS WILL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE AND OR THROUGH A COMPREHENSIVE SIGNAL PLAN. THE OWNERS SHALL COOPERATE WITH THE ANNOYANCE AND TROUBLESHOOTING AREA TRAFFIC AUTHORITY (WMATA) TO IDENTIFY LOCATIONS FOR DIRECTIONAL SIGNALS TO THE METRO STATION PLATFORM.
- THE TRAFFIC CIRCULATION SYSTEM AND THE PEDESTRIAN CIRCULATION SYSTEM, INCLUDING THE LOCATION AND WIDTH OF ALL STREETS, DRIVEWAYS, ENTRANCES TO PARKING AREAS AND PARKING CONCURRENCES, WALKWAYS, BICYCLE PATHS AND/OR BROAD PATHS, AND ALL TRAILS REQUIRED BY THE ADOPTED COMPREHENSIVE PLAN ARE SHOWN.

## Overall Land Mix Use Computations

Anticipated Land Use Mix	Gross Floor Area (square footage, GSF)	Percentage of Land Use
Transit Station Mixed Use Area		
Base Residential (excludes bonus units)	500,000	38.9%
Non-residential, total	785,000	61.1%
Retail	129,000	10.0%
Office	756,000	59.0%
Hotel	400,000	31.1%

- THE PLAN ALLOWS FOR EXCLUSION OF GROUND FLOOR RETAIL IN CONSIDERING MIX OF USE, HOWEVER IT IS INCLUDED HERE FOR EASE OF CALCULATION.
- GROSS FLOOR AREA SHOWN ASSUMES MAXIMUM GROSS FLOOR AREA AND IS PROVIDED FOR PERCENTAGE OF MIX USE VERIFICATION PURPOSES ONLY.

## SITE TABULATIONS - APPROVED CDP:

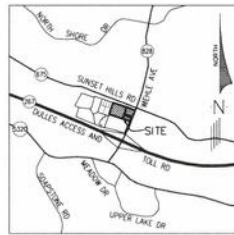
EXISTING ZONE:	I-4 AND POC
PROPOSED ZONE:	POC
MINIMUM DISTRICT SIZE:	2.0 AC
PROPOSED DISTRICT SIZE:	8.436 AC
MINIMUM LOT AREA:	NO REQUIREMENT
MINIMUM LOT WIDTH:	NO REQUIREMENT
EXISTING TOTAL DEVELOPMENT AREA:	8.436 AC (367,580 S.F.)
EXISTING R.O.W. DEDICATION:	0.449 AC (19,599 S.F.) (DB: 22138 PG1486)**
PROP. R.O.W. DEDICATION:	10,182 AC (7,967 S.F.)
BASE F.A.R.:	3.0 (367,580 * 3.0 = 1,102,740 S.F.)
F.A.R. W/ COMP. PLAN DENSITY:	3.50 (1,285,000/367,580 = 3.50)**
MAX F.A.R. W/ COMP. PLAN DENSITY & BONUS DENSITY:	3.68 (1,330,000/367,580 = 3.68)**

MAXIMUM ALLOWABLE BUILDING HEIGHT:	NO REQUIREMENT
PROPOSED BUILDING HEIGHT:	270' MAX (SEE PLAN FOR INDIVIDUAL BUILDINGS)
BULK PLANE REQUIREMENT:	NONE REQUIRED

- \* INCLUDES 1,562 AC. REMOVED FROM RZ/TOP 2009-HM-019.
- \*\* PROPOSED ROW DEDICATION AREA IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AT FINAL SITE PLAN. PROPOSED EXISTING ROW DEDICATION IS REFERRED FOR DENSITY CREDIT FOR THIS APPLICATION.
- \*\*\* INCLUDES BONUS DENSITY AWARDED FOR COMPREHENSIVE PLAN CONTRIBUTIONS.
- \*\*\*\* INCLUDES BONUS DENSITY FOR WOLFS. FINAL # OF BONUS UNITS MAY BE CONVERTED TO COMMERCIAL/PS AND WILL BE DETERMINED WITH FINAL DESIGN.

## VICINITY MAP

SCALE: 1" = 2,000'



## SOILS MAP

SCALE: 1" = 500'



SOIL I.D. NUMBER	SERIES NAME	PROBLEM SOIL CLASS
10B+	BOWMANVILLE SILT LOAM	III
55B2	HATTON TOWN KELLY COMPLEX	IVA
55C2	HATTON TOWN KELLY COMPLEX	IVA

NOTE: SOIL INFORMATION IS PER THE 2013 FAIRFAX COUNTY SOILS MAP AND SOILS OF FAIRFAX, DESCRIPTION & INTERPRETIVE GUIDE.

## SITE TABULATIONS - PROPOSED CDPA:

EXISTING ZONE:	POC
PROPOSED ZONE:	POC
MINIMUM DISTRICT SIZE:	2.0 AC
PROPOSED DISTRICT SIZE:	8.436 AC
MINIMUM LOT AREA:	NO REQUIREMENT
MINIMUM LOT WIDTH:	NO REQUIREMENT
EXISTING TOTAL DEVELOPMENT AREA:	8.436 AC (367,580 S.F.)
EXISTING R.O.W. DEDICATION:	0.449 AC (19,599 S.F.) (DB: 22138 PG1486)**
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MAX F.A.R. W/ COMP. PLAN DENSITY & BONUS DENSITY:	3.68 (1,330,000/367,580 = 3.68)**

MAXIMUM ALLOWABLE BUILDING HEIGHT:	NO REQUIREMENT
PROPOSED BUILDING HEIGHT:	300' MAX (SEE PLAN FOR INDIVIDUAL BUILDINGS)
BULK PLANE REQUIREMENT:	NONE REQUIRED

- \* INCLUDES 1,562 AC. REMOVED FROM RZ/TOP 2009-HM-019.
- \*\* PROPOSED ROW DEDICATION AREA IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AT FINAL SITE PLAN. PROPOSED EXISTING ROW DEDICATION IS REFERRED FOR DENSITY CREDIT FOR THIS APPLICATION.
- \*\*\* INCLUDES BONUS DENSITY AWARDED FOR COMPREHENSIVE PLAN CONTRIBUTIONS.
- \*\*\*\* INCLUDES BONUS DENSITY FOR WOLFS. FINAL # OF BONUS UNITS MAY BE CONVERTED TO COMMERCIAL/PS AND WILL BE DETERMINED WITH FINAL DESIGN.

Building Number	Max Building Height	Use	Max. Gross Floor Area (sf)	Units	Keys
A	100'-0"	Hotel/Multi-Family Res. / Retail	250,000 + retail <sup>(1)</sup>	157	129
B	275'-0"	Office / Retail	250,000 + retail <sup>(1)</sup>	-	-
C	300'-0"	Hotel / Multi-Family Res. / Retail	400,000 + retail <sup>(1)</sup>	80	280
D	225'-0"	Hotel/Office/Multi-Family Res. / Retail	250,000 + retail <sup>(1)</sup>	280	-
A, B, C, D		Bonus Density	64,000	-	-
Total			1,354,000 sf	497	409

Notes:

- (1) Retail uses may include any non-residential principal or secondary uses as listed in the ordinance.
- (2) Max. Retail SF is 125,000 SF which may be distributed among all the buildings.
- (3) Multi-family uses may be rental or for sale product.
- (4) Building D uses may be converted to any non-residential use permitted in the Zoning Ordinance, as qualified in the Proffers.

## PARKING/ LOADING COMPUTATIONS:

Fairfax County Zoning Ordinance - Parking Requirements	Unit	Area	Code	Minimum Spaces	Parking Reduction
Residential	Units	100-150	100-150	100	100
1-100 Units	275-350	275-350	275-350	275	275
2-100 Units	350-450	350-450	350-450	350	350
3-100 Units	450-550	450-550	450-550	450	450
Office	Units	100-150	100-150	100	100
100-150 Units	275-350	275-350	275-350	275	275
200-300 Units	350-450	350-450	350-450	350	350
300-400 Units	450-550	450-550	450-550	450	450
Hotel	Units	100-150	100-150	100	100
100-150 Units	275-350	275-350	275-350	275	275
200-300 Units	350-450	350-450	350-450	350	350
300-400 Units	450-550	450-550	450-550	450	450
Total				2,644	2,679

Notes:

- (1) Parking Reduction assumes the Promenade development is 0.1-0.4 mile from the metro station entrance.
- (2) Additional "Driving" entry is for retail less than 5,000 SQ FT. Code requires different minimum for establishments that are less than 5,000 SQ FT.
- (3) Unlabeled 11-104.18 for Cinema calculations, labeled "Recreational Facility" in the ordinance.
- (4) Unlabeled 11-104.18 for Healthclub calculations, labeled "Personal Service Establishment" in the ordinance.

Provided Parking = 2,406 spaces\*\*\*

Required Loading:	
Residential: 110x25,000 SF + 110x10,000 (810,000) = 1 + 4 Loading Spaces per Z.O. 11-202.15	
Potential Retail: 110x10,000 + 110x10,000 (44,000) = 4 Loading Spaces	
Eating Establishment: 110x10,000 + 110x10,000 (12,000) = 2 Loading Spaces	
Hotel: 110x10,000 + 110x10,000 (220,000) = 4 Loading Spaces	
Office: 110x10,000 + 110x10,000 (220,000) = 4 Loading Spaces	
Total	= 20 Loading Spaces

Provided Loading = 8 spaces (Loading Modification Requested)

BUILDING A: 3 Spaces	
BUILDING B: 2 Spaces	
BUILDING C: 2 Spaces	
BUILDING D: 1 Space	

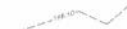
\*\*\* The Parking and Loading computations above are based on the Use Allocation shown above, which is subject to change. Applicant reserves the right to adjust the number and/or location of the parking spaces at time of each subsequent plan application, as long as the minimum number of spaces is provided in accordance with a parking reduction approved by The Board of Supervisors in accordance with Section 11-102 of the Fairfax County Zoning Ordinance or the rules in the Zoning Ordinance. The Applicant proposes a parking reduction concurrent with this application to reduce the multifamily residential parking requirements.

## LEGEND

EXISTING INTERMEDIATE CONTOUR



EXISTING CONTOUR INDEX



PROPOSED CONTOUR



EXISTING EDGE OF PAVEMENT



PROPOSED EDGE OF PAVEMENT



PROPOSED HEADER CURB



EXISTING CURB



PROPOSED CURB & GUTTER



PROPOSED CG-6



TRANSITION FROM CG-6 TO CG-6R



EXISTING WATERLINE W/TIE



PROPOSED WATERLINE W/TIE



EXISTING TELEPHONE LINE



PROPOSED TELEPHONE LINE



EXISTING STORM SEWER



PROPOSED STORM SEWER



EXISTING SANITARY SEWER



PROPOSED SANITARY SEWER



EXISTING ELECTRIC SERVICE



PROPOSED ELECTRIC SERVICE



EXISTING GAS LINE



PROPOSED GAS LINE



PROPERTY LINE



EASEMENT LINE



CENTER LINE



LIMITS OF CLEARING & GRADING



EXISTING SPOT ELEVATIONS



PROPOSED SPOT ELEVATION



EXISTING TREE LINE



EXISTING TREE W/TRUNK DIAMETER



EXISTING TREE W/DROPLINE



FLOW LINE OF SWALE



FENCE LINE



EXISTING UTILITY POLE



PROPOSED UTILITY POLE



EXISTING FIRE HYDRANT



PROPOSED FIRE HYDRANT



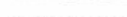
PROP. CURB STOP



EXISTING WATER VALVE



PROPOSED WATER VALVE



EXISTING REDUCER



PROPOSED REDUCER



WATER METER(SINGLE & DOUBLE)





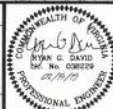
OF  
30

SCALE: 1"=40'

EXISTING CONDITIONS  
RESTON STATION  
PROMENADE  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

C.L. = 2

DATE: NOV., 2016



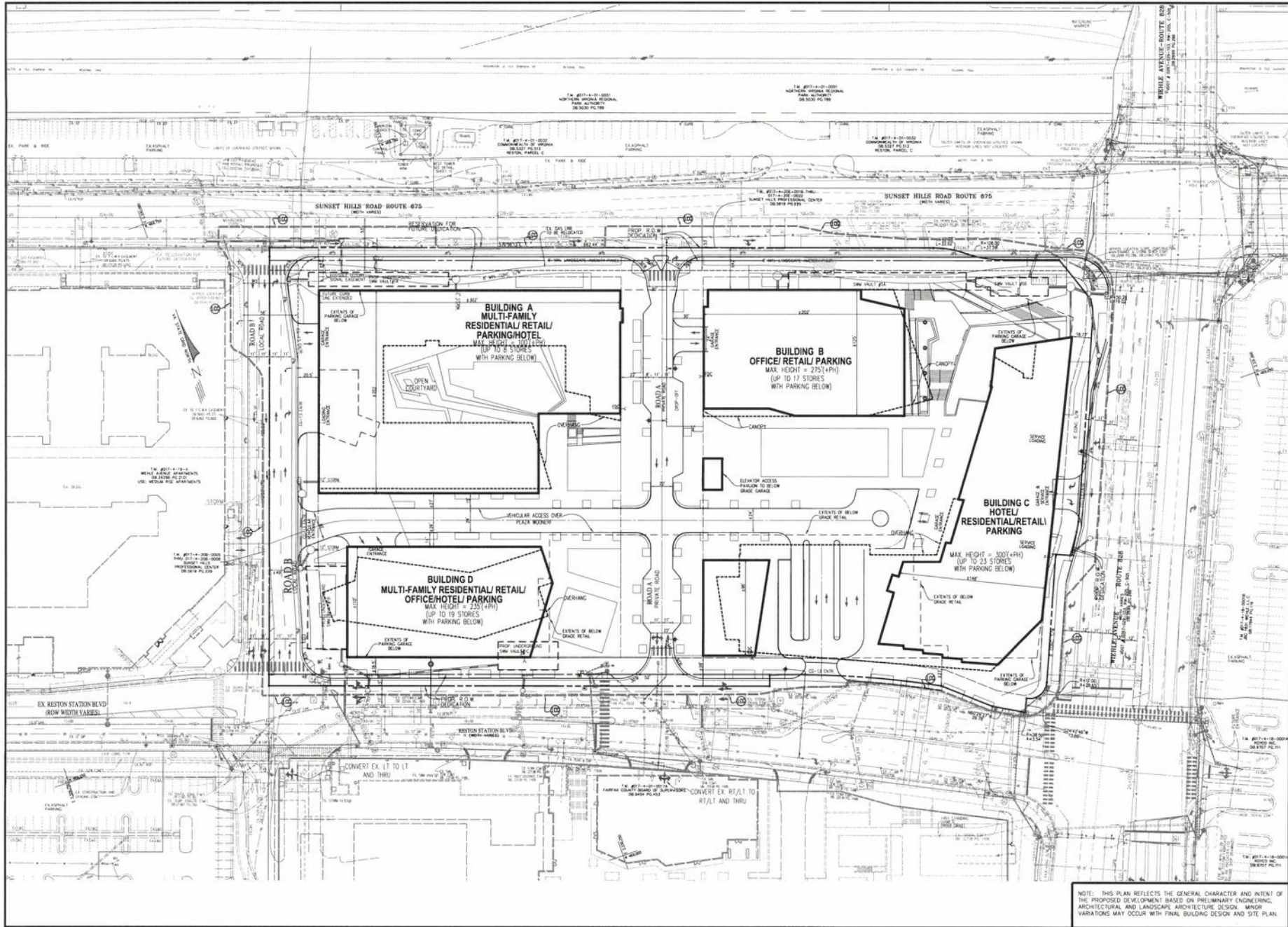
**urban**

Urban, Ltd.  
7112 Little River Turnpike  
Annandale, Virginia 22003  
Tel: 703.642.8080  
Fax: 703.642.8251  
[www.urban-llc.com](http://www.urban-llc.com)

PLAN DATE
02-15-19

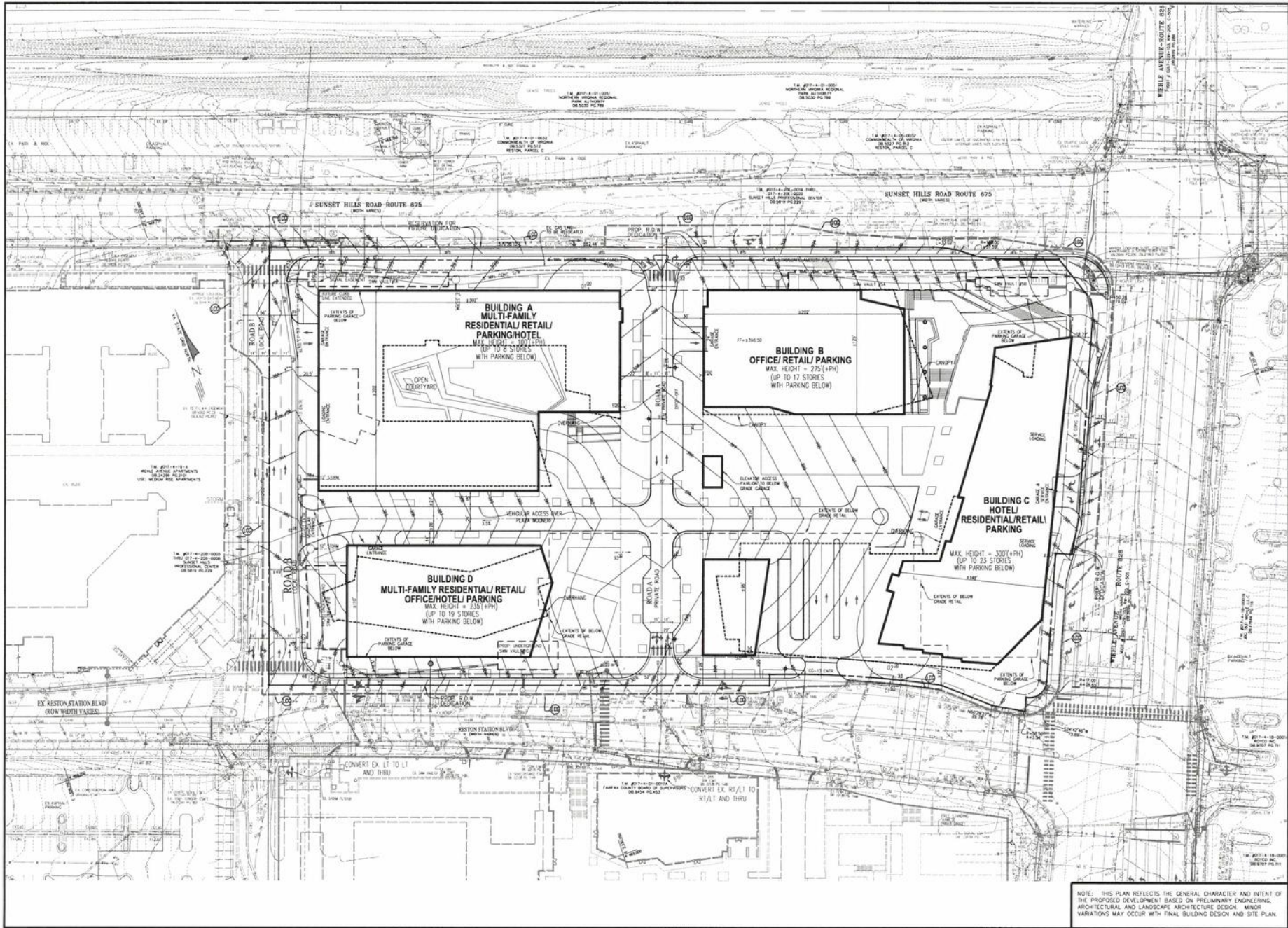
No.	DATE	DESCRIPTION
REVISIONS		





<p>CDMA/FDPA RESTON STATION PROMENADE HUNTER MIL DISTRICT FAIRFAX COUNTY, VIRGINIA</p>		<p>DATE: NOV. 2016</p>
<p>SCALE: 1"=40'</p>		<p>CL: 0/NA</p>
<p>SHEET 4 OF 30</p>		<p>FILE NO: ZP-2292-2</p>
<p>REVISIONS</p>		<p>DATE</p>
<p>PLAN DATE 02-15-19</p>		<p>DESIGNER urban. 1711 Lake View Parkway Arlington, Virginia 22209 Tel: 703.441.8271 Fax: 703.441.8271 www.urban.com</p>





<p>CDPA/FDPA WITH TOPO</p> <p><b>RESTON STATION PROMENADE</b></p> <p>HUNTER MILL DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p>		<p>DATE: NOV. 2016</p> <p>CL: 42</p>
<p>SHEET 5 OF 30</p> <p>FILE NO: ZP-2292-2</p>		<p>SCALE: 1"=40'</p>
<p>urban.</p> <p>RESTON STATION PROMENADE</p>		<p>DATE: 02-15-19</p> <p>REVISIONS:</p>

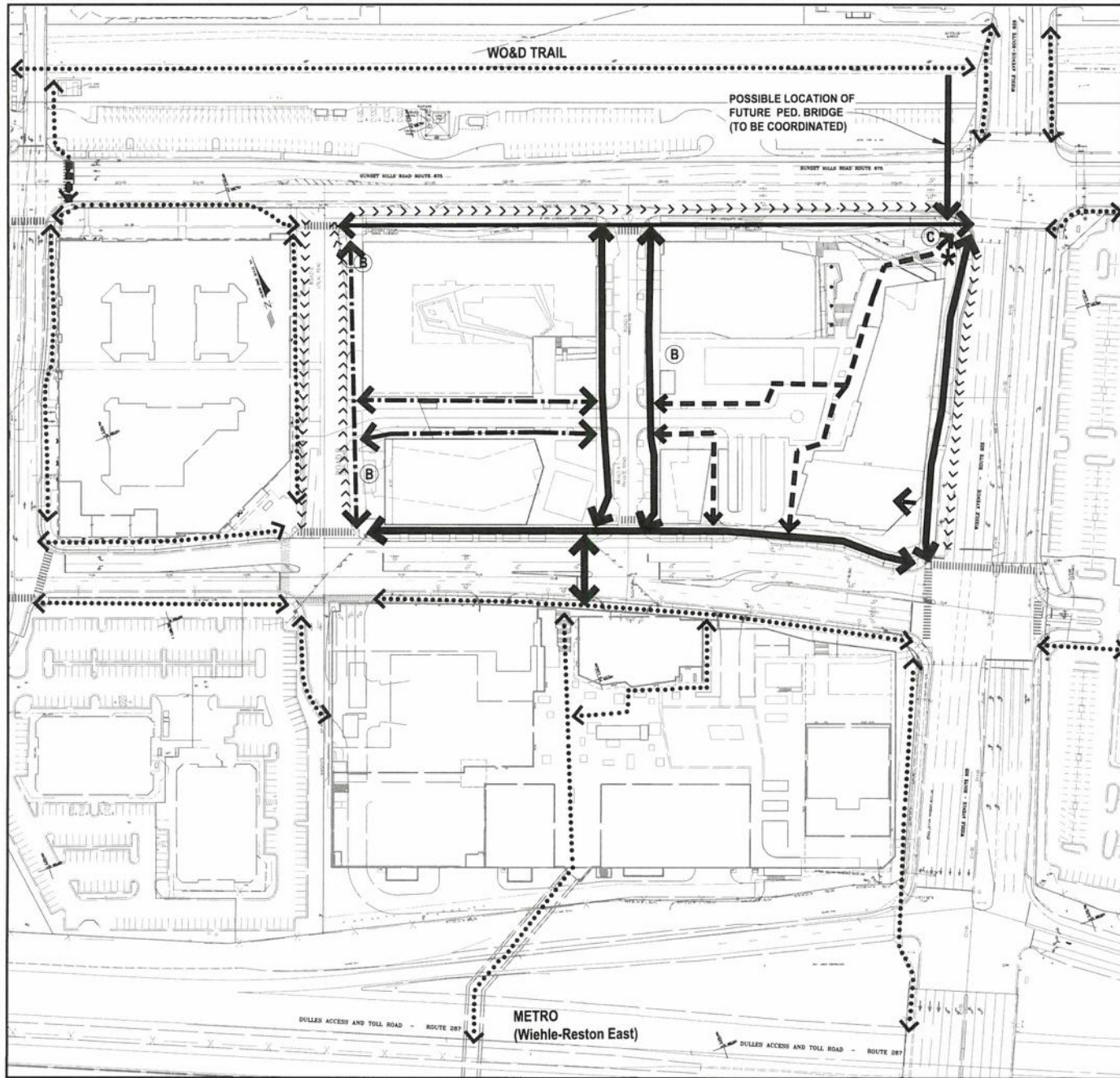












## LEGEND



### PEDESTRIAN CORRIDORS

#### PRIMARY CORRIDORS



PRIMARY PEDESTRIAN CORRIDORS ARE EXPECTED TO HAVE THE HIGHEST PEDESTRIAN ACTIVITY. THESE CORRIDORS TYPICALLY CONNECT MAJOR TRANSIT AREAS TO RETAIL, STREETS, BUILDING ENTRANCES AND PUBLIC PARK SPACE. THESE STREETSCAPES TYPICALLY HAVE THE WIDEST SIDEWALKS TO PROVIDE SPACE FOR CAFE SEATING, PEDESTRIAN INTERACTIONS, AND LANDSCAPING.

#### SECONDARY CORRIDORS



SECONDARY PEDESTRIAN CORRIDORS ARE EXPECTED TO HAVE SIGNIFICANT PEDESTRIAN TRAFFIC, BUT ARE GENERALLY UTILIZED FOR CIRCULATION RATHER THAN GATHERING. ALONG THESE PATHS ARE RESIDENTIAL BUILDING ENTRANCES AS WELL AS SMALLER, NEIGHBORHOOD RETAIL. STREETSCAPES SHOULD PROVIDE ROOM FOR CIRCULATION AND LANDSCAPING.

#### TERTIARY CORRIDORS



TERTIARY PEDESTRIAN CORRIDORS ARE LESS TRAVELED PATHS, INTENDED TO PROVIDE FLUID CONNECTIVITY THROUGHOUT THE NEIGHBORHOOD. THESE CORRIDORS INCLUDE ALLEYS, NON-RESIDENTIAL AND SECONDARY RESIDENTIAL ENTRANCES, PRIVATE RESIDENTIAL STOPS, AND PARKING/LOADING ACCESS.

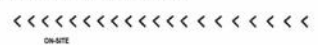
#### EXISTING CORRIDORS



#### SHARED-USE TRAIL



#### ON STREET BIKE LANES



POTENTIAL BIKE PARKING LOCATION



POTENTIAL CAPITAL BIKESHARE LOCATION



POSSIBLE FUTURE BRIDGE TOUCH DOWN LOCATION

#### NOTES:

- 0.1 MILES TO WIEHLE RESTON EAST METRO ENTRY
- LONG TERM SECURE AND SHELTERED BICYCLE PARKING SPACES WILL BE PROVIDED IN EACH BUILDING OR GARAGE

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

PEDESTRIAN AND BIKE CIRCULATION PLAN

RESTON STATION  
PROMENADE  
HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=60'

SHEET  
8  
OF  
30  
FILE NO:  
ZP-2292-2

DATE: NOV. 2016

C.I. N/A

Urban, LLC  
1711 Lake View Terrace  
Falls Church, VA 22044  
Tel: 703.442.0201  
www.urban-llc.com



REVISIONS

DATE

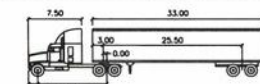
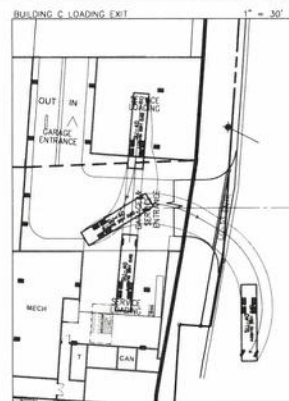
PLAN DATE

02-15-19

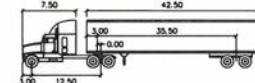




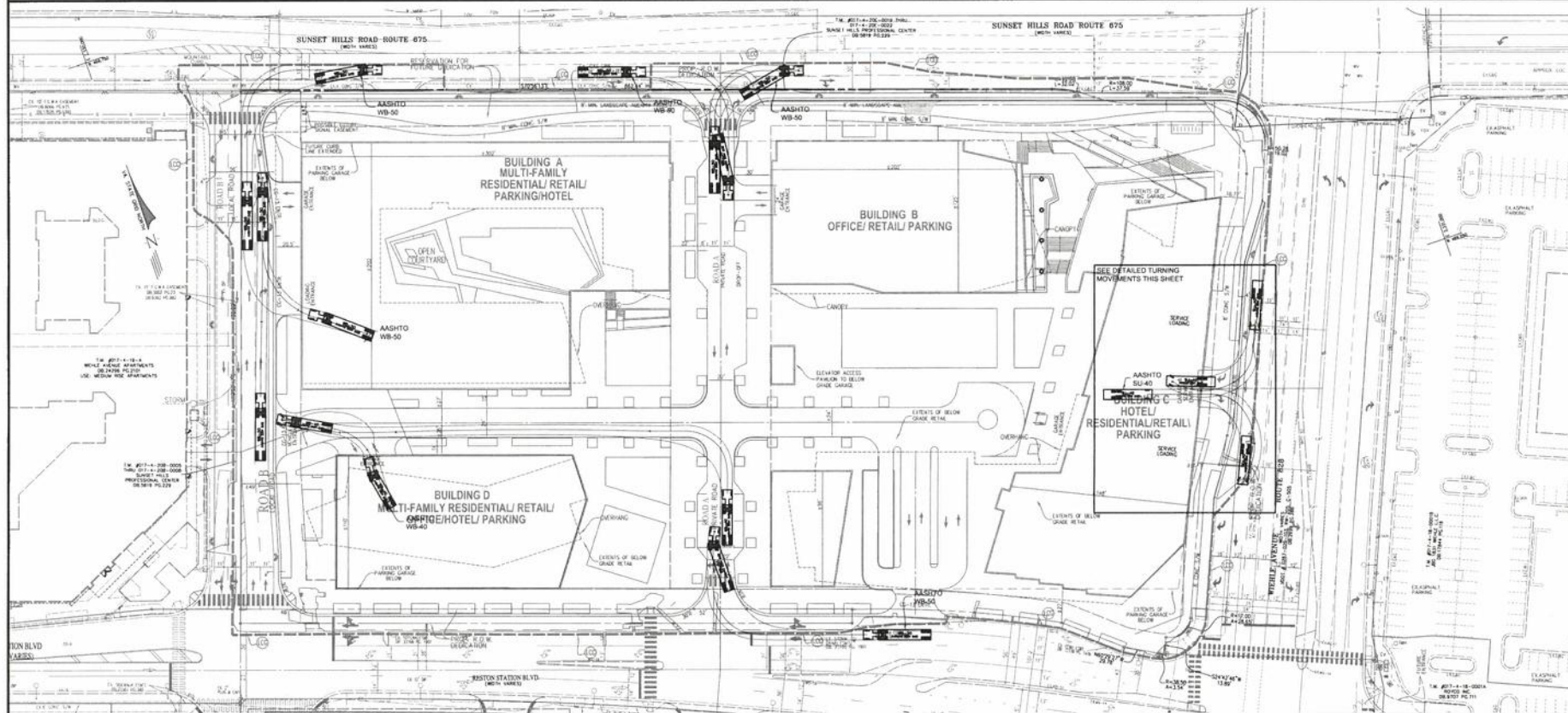




SU-40		WB-40	
	feet		feet
Width	8.00	Tractor Width	8.00
Track	8.00	Tractor Width	8.00
Lock to Lock Time	6.0	Tractor Track	8.00
Steering Angle	31.8	Tractor Track	8.00
		Lock to Lock Time	6.0
		Steering Angle	20.3
		Articulating Angle	70.0



WB-50		feet	
Traction Width	: 8.00	Lock to Lock Time	: 6.0
Traction Width	: 8.50	Steering Angle	: 17.7
Traction Track	: 8.00	Articulating Angle	: 70.0
Traction Track	: 8.50		



NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.



[illegible]

\* POTENTIAL LOCATIONS FOR PUBLIC ART

1. THE TOP ABOVE REPRESENTS A CIRCULAR PILE OF COINTEGRATED PAPER MATERIAL, FOR THE SITUATION WHERE RECYCLED PAPER IS USED TO PRODUCE THE PAPER. THE PAPER IS NOT RECYCLED, BUT IS PRODUCED FROM PULP. THE PAPER IS NOT RECYCLED, BUT IS PRODUCED FROM PULP. THE PAPER IS NOT RECYCLED, BUT IS PRODUCED FROM PULP.
2. QUANTITIES OF TREES WITH AND WITHOUT CANOPY. MULTIPLE TREES WERE ASSIGNED WITH THE SAME PILE. TOTAL QUANTITIES OF TREES WITH AND WITHOUT CANOPY WERE 1000 AND 1000, RESPECTIVELY. THE PILE WAS ASSIGNED TO THE SAME PILE. TOTAL QUANTITIES OF TREES WITH AND WITHOUT CANOPY WERE 1000 AND 1000, RESPECTIVELY.
3. THE STREET REPRESENTS A ROAD DESIGNATION. ROAD NAME, STREET NAME, AND STREET TYPE WERE ASSIGNED TO THE PILE. THE STREET REPRESENTS A ROAD DESIGNATION. ROAD NAME, STREET NAME, AND STREET TYPE WERE ASSIGNED TO THE PILE.
4. ROAD TYPE REPRESENTS A ROAD DESIGNATION. ROAD NAME, STREET NAME, AND STREET TYPE WERE ASSIGNED TO THE PILE. ROAD TYPE REPRESENTS A ROAD DESIGNATION. ROAD NAME, STREET NAME, AND STREET TYPE WERE ASSIGNED TO THE PILE.
5. SEE SHEET 1 FOR ILLUSTRATIVE ROAD DESIGN AND ROAD TYPE.

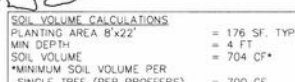
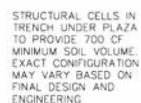
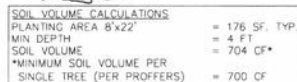


SCALE: 1"=40'                      C.I. = 2'                      DATE: NOV., 2016



No.	DATE	DESCRIPTION
REVISIONS		





3. A DEVIATION UNDER SECTIONS 12-0509.3A(1) AND 12-0509.3A(3) OF THE PUBLIC UTILITIES MANUAL TO THE TREE PRESERVATION TARGET IS REQUESTED: THE PRESERVATION OF THE TREES ON THE SITE WOULD PRECLUDE THE DEVELOPMENT OF THE SITE AS OUTLINED IN PFPM 12-0509.3A(1). ADDITIONALLY, THE PRESERVATION OF TREES WOULD PRECLUDE MEET THE STANDARD FOR TREE HEALTH AND STRUCTURAL CONDITION REQUIREMENTS AS STATED IN PFPM 12-0509.3A(2). CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES TO THE EXTENT THEY WOULD NOT SURVIVE.
4. THERE ARE NO INTERIOR SURFACE PARKING LOTS, THEREFORE NO INTERIOR PARKING LOT TREES ARE REQUIRED AND NO INTERIOR PARKING CIRCULATIONS PROVIDED.
5. A WAIVER OF THE BUFFER REQUIREMENT FOR WEST BUFFER G.H IS BEING REQUESTED.

Table 12.10 10-Year Tree Canopy Calculation Worksheet

C	Tree Preservation	Tree Preservation Target Area(s)	S. 103	Square Feet
C-1	Total canopy area meeting standards of § 124.040 (SF)	$C \times 1 \times 26251$	0	Square Feet
C-2	Total canopy area provided by unique or valuable trees of woodland community (SF)	$C \times 1 \times 26251$	0	§ 125.010 3B
C-3	Total canopy area provided by "heritage," "monumental," "specimen," or "senior" trees (SF)	$C \times 1 \times 5031$	0	Square Feet
C-4	Total canopy area provided by "heritage," "monumental," "specimen," or "senior" trees (SF)	$C \times 1 \times 5031$	0	§ 125.010 3B(1)
C-5	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF)	$C \times 1 \times 10 \times 0.95$	0	Square Feet
C-6	Total other canopy being preserved (SF)	$C \times 1 \times 0.95$	0	§ 124.010 3C(1)
C-7	Total other canopy being preserved (SF)	$C \times 1 \times 0.95$	0	Square Feet
C-8	Total other canopy being preserved (SF)	$C \times 1 \times 0.95$	0	Square Feet
C-9	Total other canopy being preserved (SF)	$C \times 1 \times 0.95$	0	Square Feet
C-10	Total other canopy being preserved (SF)	$C \times 1 \times 0.95$	0	§ 125.010 3C(1)

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

TRANSITIONAL SCREENING AND BARRIER CALCULATIONS						
Proposed mixed use - Multifamily Residential/Retail						
Buffer/ Proposed Internal Use to Adjacent Use (Group)	Required Transitional Screening/ Barrier	Width (ft.)	Length (ft.)	Area (sq.ft.)	Required 10-Year Canopy Cover (%)	Provided Trees and Shrubs
<b>North: Buffer A-B</b>						
Multifamily Residential to Park and Ride (Group 5)	None Required					
<b>North: Buffer B-C</b>						
Office to Park and Ride (Group 5)	None Required					
<b>East: Buffer C-D</b>						
Office to Office (Group 8)	None Required					
<b>East: Buffer D-E</b>						
Hotel to Office (Group 8)	None Required					
<b>South: Buffer E-F</b>						
Hotel to Office (Group 8)	None Required					
<b>South: Buffer F-G</b>						
Multifamily Residential to Office (Group 8)	None Required					
<b>West: Buffer G-H</b>						
Residential adjacent to Multifamily Residential (Group 3)	Type 1, D, E, or F	25	170' Subtotal	4,250'	3,188' (Mature of large & medium emergent trees) 3 Shrubs / 10 ft. (5' Shrub)	3) Cat IV Deciduous Trees @ 250 x 170 x 170 ft. 0 x 1 3) Cat III Longstem Trees @ 150 x 170 x 170 ft. 0 x 1 26) Shrubs
<b>West: Buffer H-I</b>						
Multifamily Residential to Multifamily Residential (Group 3)	None Required					

Scale: 1/4"=1'-0"

Scale: 1/4"=1'-0"



Keith Cline, Director  
Department of Public Works and Environmental Services  
Forest Conservation Branch  
Urban Forest Management Division  
12055 Government Center Parkway  
Fairfax, Virginia 22035

RE: Reston Station Promenade  
Tax Map #017-4-20A-0001 to 0004, #017-4-20B-0005 to 0009, #017-4-20C-0010 to 0014, #017-4-20D-0015 to 0018, #017-4-20E-0019 to 0022, #017-4-20F-0023 to 0026, #017-4-20G-0027 to 0030,  
Hunter Mill Magisterial District  
Tree Preservation Target Deviation

Per Fairfax County P.F.M. 12-0506.3, we are writing to you to request a deviation to the Tree Preservation Target for the Ranton Station Promenade project, located off Sunset Hills Road in the Hunter Hill Magisterial District. This property currently contains 55,162 s.f. or 15% canopy coverage, principally in trees in the interior of the site in the existing parking lot and some trees along the eastern and western boundaries, which would require the preservation of 5,103 s.f. or 9.3 % of the existing canopy coverage.

The proposed rezoning plan for the property to PRM would allow for the development of the property consistent with the Comprehensive Plan Wible Station Transit-Oriented Development District of two 7-story multi-family residential building with attached parking garage and retail space at ground level and one 9-story hotel or office building with attached parking garage and retail space at ground level, as an urban block within the proposed street grid which will generally align to the north, south, east, and west property boundaries.

1. The preservation of the trees on the site would preclude the development of the site to the higher density desired in the Comprehensive Plan for this property as outlined in PFM 12-508.3A(1). The site is a relatively small site and the locations of the trees at the interior conflict with the desired building block space set up by the perimeter street and

2. The site currently has a population of Brindford Pines in varying conditions, which if preserved, would not meet the standards for health and structural condition requirements of PPM 12-0400 of seq as stated in PPM 12-0508 3A(2). Preserving these trees is not desirable.
3. The construction activities to build the street grid at the boundaries connecting to the overall area, and the dense, urban development will require the removal of all of the trees on the site in order to coordinate grading, stormwater facilities and site utilities with the area infrastructure. Per PPM 12-0508 3A(3), the construction activities could substantially impact or impact existing trees and forested areas to the extent they would not survive.

The rezoning plan proposes planting of new streetscapes consistent with the Comprehensive Plan requirements for the District, as well as other new plantings on site. The 10-Year Tree Canopy Requirement will be met by means of these new tree plantings.

If any further information is needed to assist in the deviation decision-making process, please do not hesitate to contact me. Thank you for your time and consideration in this matter.

Sincerely,  
Urban, Ltd.

Kevin J. Tankersley, PLA, LEED A.P. BD+C  
Director of Landscape Architecture





PUBLIC ART (IE. FEATURE WALLS)



CHILDREN'S PLAY AREAS/SCULPTURAL PLAY FEATURES

PAVILION/PHYSICAL ACTIVITY FEATURE

## PLAZA CONCEPTUAL DESIGN IMAGES

\*NOTE: THESE IMAGES ARE CONCEPTUAL AND REPRESENT THE GENERAL APPEARANCE, QUALITY OF DESIGN AND MATERIALS PROPOSED. FINAL PRODUCT SELECTIONS AND LOCATION OF ELEMENTS INCLUDING PLANT MATERIAL, SITE FURNITURE AND PAVING MAY BE ADJUSTED SUBJECT TO TOPOGRAPHY, LOCATION OF UTILITIES AND OTHER ENGINEERING CONSTRAINTS.

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

PLAN DATE 02-15-19		REVISIONS	
URBAN, LLC 1711 East Main Street Suite 200 Fairfax, VA 22031 Tel: 703.441.1000 Fax: 703.441.1001 www.urbanllc.com		PROJECT NO. DATE REVISIONS	
PARKS 1 THROUGH 4: LANDSCAPE DETAILS RESTON STATION PROMENADE HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA		SCALE: NTS DATE: NOV. 2016 SHEET 11 OF 30 FILE NO. ZP-2292-2	



\\VA\DCS\Region\City\Projects\Hill Professional\Recreation\CDPA\_TDPN\2292-10-11\_OVR\LAND\_CCOMP5.dwg, 2/14/2019 11:32:26 AM

## PARK 5



## PASSIVE SEATING



## PARK 6



## PUBLIC ART



## POP-UP INTERACTIVE GAMES



## OVERHEAD CANOPY LIGHTING



## PLAZA CONCEPTUAL DESIGN IMAGES

\*NOTE: THESE IMAGES ARE CONCEPTUAL AND REPRESENT THE GENERAL APPEARANCE, QUALITY OF DESIGN AND MATERIALS PROPOSED. FINAL PRODUCT SELECTIONS AND LOCATION OF ELEMENTS INCLUDING PLANT MATERIAL, SITE FURNITURE AND PAVING MAY BE ADJUSTED SUBJECT TO TOPOGRAPHY, LOCATION OF UTILITIES AND OTHER ENGINEERING CONSTRAINTS.

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PARKS 5 AND 6: LANDSCAPE DETAILS  
RESTON STATION  
PROMENADE  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: NTS

DATE: NOV. 2016

CL: #2



Urban, LLC  
1711 East Main Street  
Suite 200  
Falls Church, VA 22046  
Tel: 703.241.1000  
Fax: 703.241.1001  
www.urbanllc.com

PLAN DATE:  
02-15-18

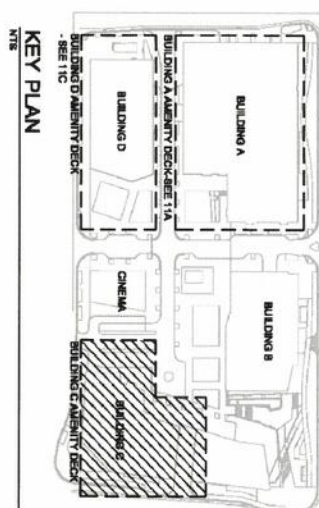
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REVISIONS









NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL, AND LANDSCAPE ARCHITECTURAL DESIGN. MAJOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

FILE NO.  
ZP-2292-2

ROOFTOP AMENITY PLAN  
**RESTON STATION  
PROMENADE**  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED

C.I. = N/A

DATE: NOV\_2016



# urban

Urban, Ltd.  
7112 Little River Turnpike  
Arlington, Virginia 22003  
Tel. 703.642.8060  
Fax. 703.642.8251  
[www.urban-hd.com](http://www.urban-hd.com)

PLAN DATE
02-15-19

No.	DATE	DESCRIPTION
REVISIONS		

REVISIONS











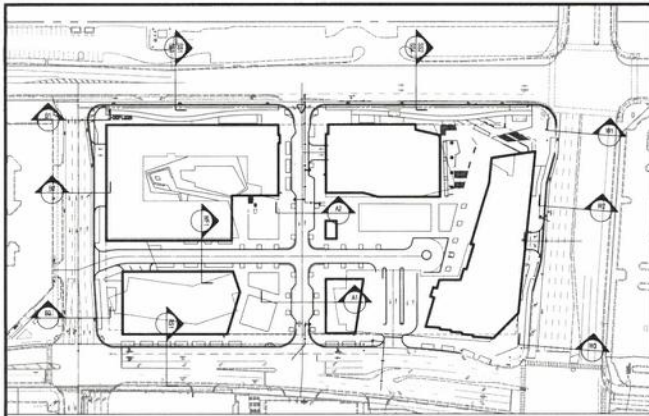


NOTE: FUTURE DEVELOPMENT BY OTHERS ON ADJACENT PROPERTIES IS PROVIDED FOR ILLUSTRATIVE REFERENCE ONLY. REFER TO SEPARATE DEVELOPMENT PLAN FOR FINAL DIMENSIONS OF ADJACENT PROPERTIES.



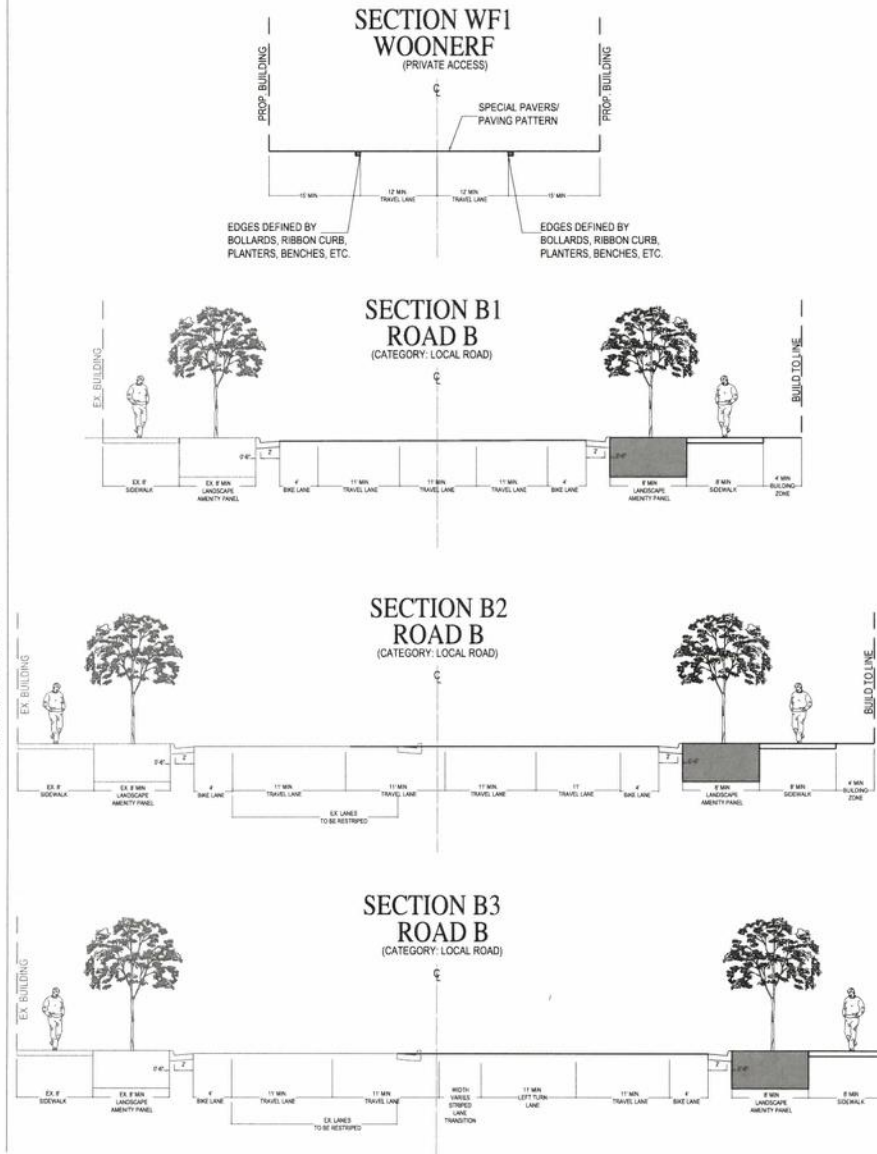
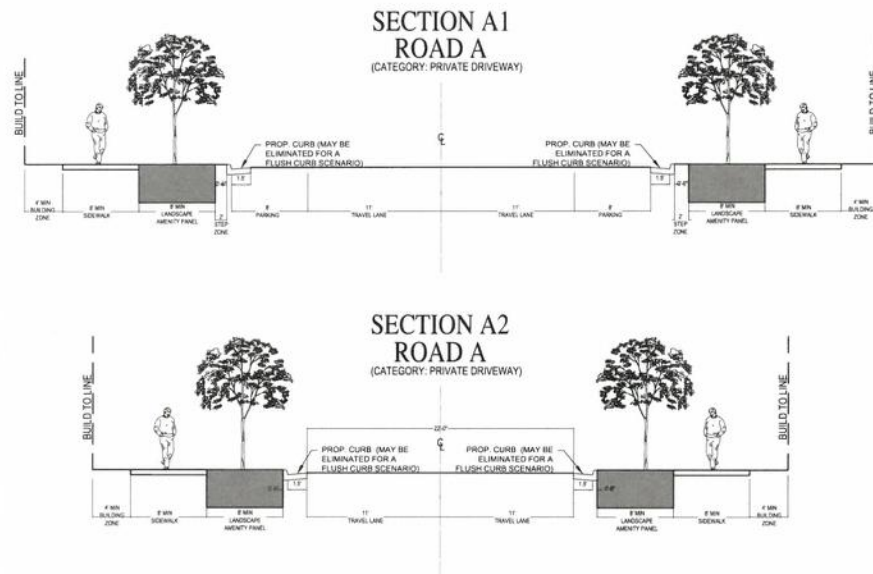
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**KEY PLAN**  
Scale: 1"=100'

NOTE: FUTURE DEVELOPMENT BY OTHERS ON ADJACENT PROPERTIES IS PROVIDED FOR ILLUSTRATIVE REFERENCE ONLY. REFER TO SEPARATE DEVELOPMENT PLAN FOR FINAL DIMENSIONS OF ADJACENT PROPERTIES.



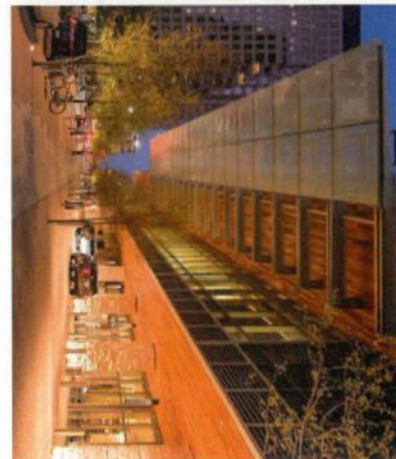
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PLAN DATE	DESCRIPTION	REVISIONS
02-15-19		
1. PREPARED BY: J. L. HARRIS, P.E., CIVIL ENGINEER, 1771 LEE HIGHWAY, SUITE 200, FARMERSBURG, VA 22031, PH: 540-821-1111, WWW.HARRIS-ENGINEERS.COM		
2. CHECKED BY: J. L. HARRIS, P.E., CIVIL ENGINEER, 1771 LEE HIGHWAY, SUITE 200, FARMERSBURG, VA 22031, PH: 540-821-1111, WWW.HARRIS-ENGINEERS.COM		
3. DESIGNED BY: J. L. HARRIS, P.E., CIVIL ENGINEER, 1771 LEE HIGHWAY, SUITE 200, FARMERSBURG, VA 22031, PH: 540-821-1111, WWW.HARRIS-ENGINEERS.COM		
4. DATE: NOV. 2016		
5. SHEET: 13A OF 30		
6. FILE NO: ZP-2292-2		









FOR ILLUSTRATIVE PURPOSES ONLY

NOTE: THIS PLAN PRESENTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE DESIGN. THE FINAL BUILDING DESIGN AND SITE PLAN VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

SHEET  
30  
FILE NO.  
279-2792-2

CONCEPTUAL WOONERF IMAGES  
**RESTON STATION  
PROMENADE**  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A CL: N/A DATE: NOV, 2016



Urban, Ltd.  
7715 Lake River Turnpike  
Arlington, Virginia 22203  
Tel: 703.642.8800  
Fax: 703.642.8271  
www.urban-ll.com

PLAN DATE	
02-15-19	
NO.	DATE
DESCRIPTION	
REVISIONS	



EXISTING FOOT PARKING LOT

EXISTING WESTBOUND CURB

PROPOSED BIKE LANE

17' THRU LANE

17' THRU LANE

17' THRU LANE

12' RAISED MEDIAN

17' THRU LANE

17' THRU LANE

PROPOSED BIKE LANE

[illegible]

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN. DIMENSIONS FROM BUILDING TO CURB ARE SHOWN FOR FIRE ACCESS ONLY AND ARE NOT REQUIRED SETBACKS.

SHEET  
13D  
OF  
30

FILE No.  
ZP-2292-2

CONCEPTUAL ULTIMATE ROAD SECTIONS

---

**RESTON STATION  
PROMENADE**  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

---

SCALE: N/A

C.I. N/A

DATE: NOV., 2016



**urban.**  
Landscape Architects • Land Surveyors

7712 Little River Turnpike  
Annandale, Virginia 22005  
Tel: 703 642 8060  
Fax: 703 642 8251  
[www.urban-bld.com](http://www.urban-bld.com)

PLAN DATE	02-15-19
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[illegible][illegible]

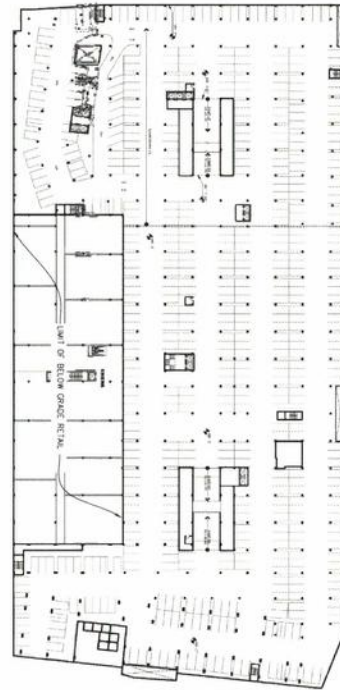








GARAGE LEVEL 5  
539 SPACES



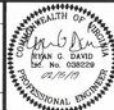
GARAGE LEVEL 4  
539 SPACES



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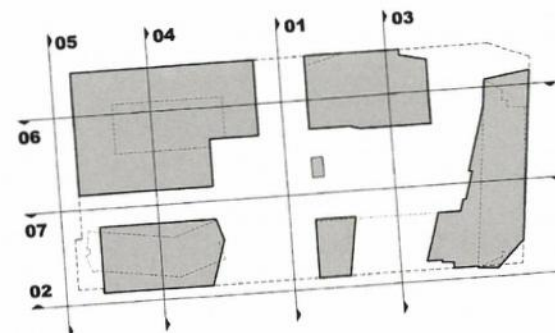
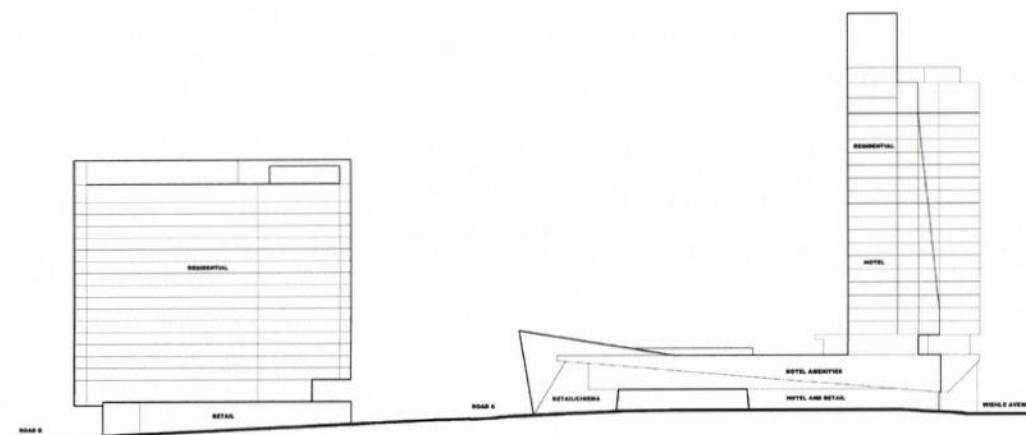
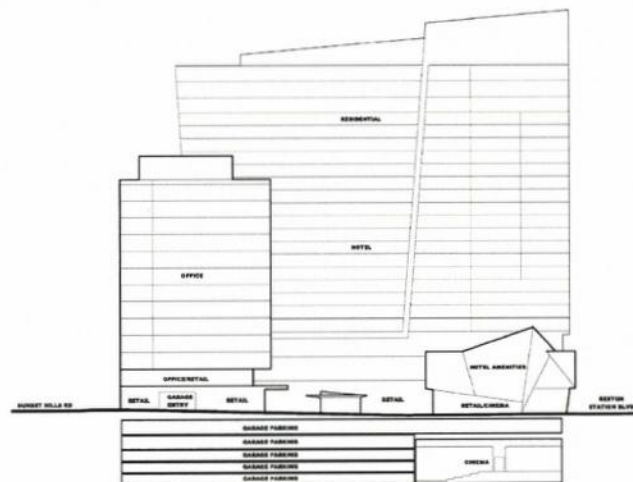
BUILDING GARAGE LEVEL EXHIBIT  
**RESTON STATION PROMENADE**  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1"=50' C.I. N/A DATE: NOV. 2016



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1112 Lake River Temple  
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www.urban-ll.com

PLAN DATE		DESCRIPTION	
02-15-19			
No.	DATE	REVISIONS	



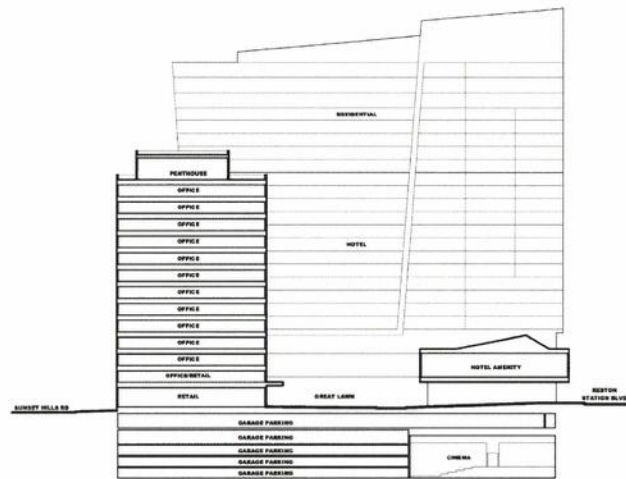


NOTE:  
GROUND FLOOR - FLOOR TO FLOOR  
HEIGHT VARIES FROM 12-25 FEET.

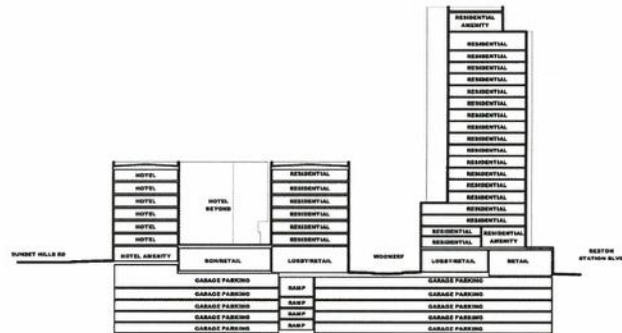
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[illegible]

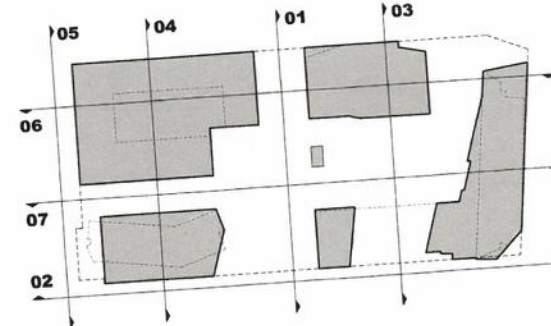




1 SECTION 03  
1" = 40'



2 SECTION 04  
1" = 40'

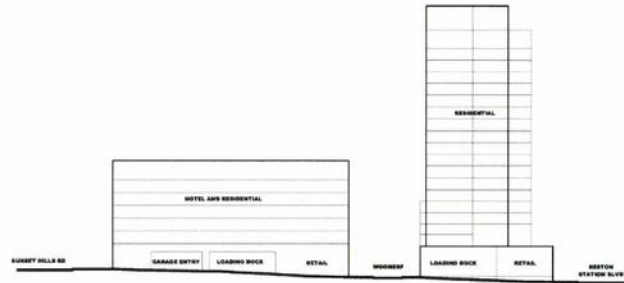


NOTE:  
GROUND FLOOR - FLOOR TO FLOOR  
HEIGHT VARIES FROM 12-25 FEET.

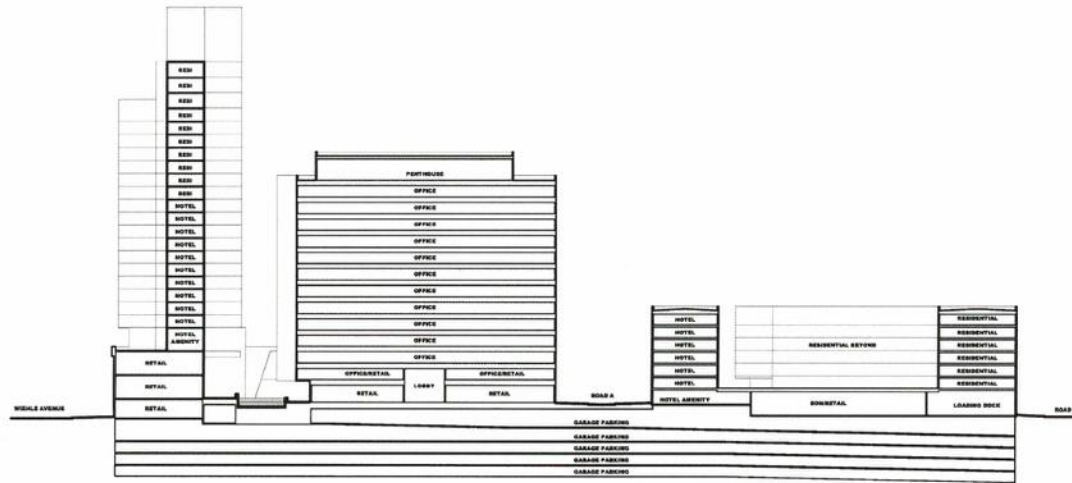
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BUILDING SECTION EXHIBITS <b>RESTON STATION          PROMENADE</b> HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA		DATE: NOV. 2016 C.I. N/A
SCALE: N.T.S.		SHEET 16 OF 30
FILE No. ZP-2292-2		REVISIONS NO. DATE DESCRIPTION
PLANNED 02-15-18		
Urban, Ltd. 7711 Lee Highway Suite 200 Fairfax, VA 22031 Tel: 703.642.1300 Fax: 703.642.1301 www.urban.com		

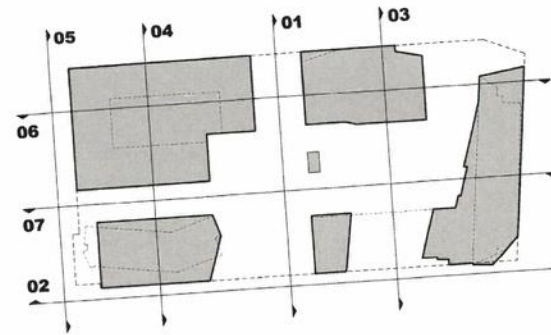




**1 SECTION 05**  
1" = 40'



**2 SECTION 06**  
1" = 40'



NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

BUILDING SECTION EXHIBITS  
**RESTON STATION**  
**PROMENADE**  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: N.T.S.  
DATE: NOV. 2016  
C.J. N/A



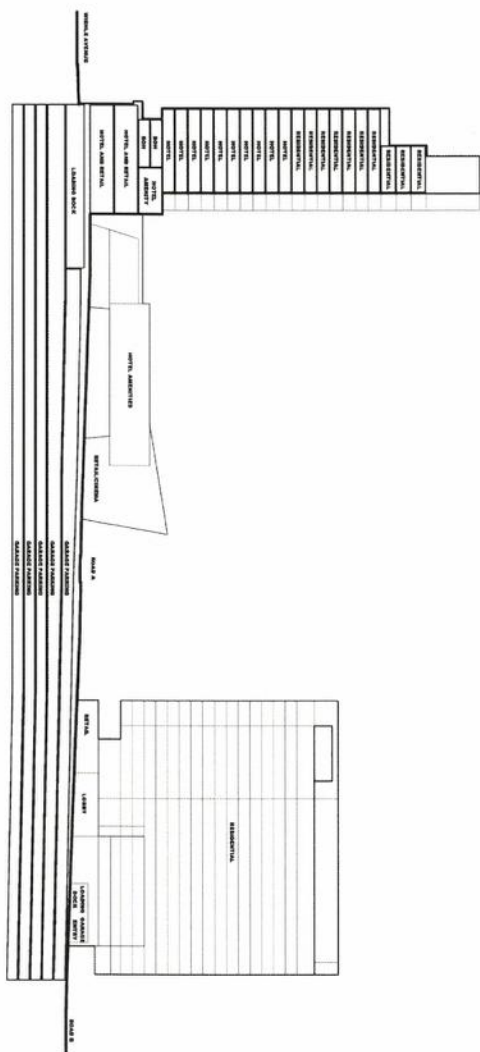
Urban, Ltd.  
1711 Lee Road, Suite 200  
Arlington, VA 22209  
Tel: 703.841.1000  
Fax: 703.841.1001  
www.urban-ltd.com

PLAN DATE	02-15-18
NO.	1
DATE	
REVISIONS	

SHEET  
16A  
OF  
30

FILE NO.  
ZP-2292-2





200

PLAN DATE			
02-15-19			
No	DATE	DESCRIPTION	
REVISIONS			



04 SHADOW STUDIES SUMMER SOLSTICE 3PM



03 SHADOW STUDIES SUMMER SOLSTICE 10AM



02 SHADOW STUDIES WINTER SOLSTICE 3PM



01 SHADOW STUDIES WINTER SOLSTICE 10AM

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SHADOW STUDY EXHIBIT  
RESTON STATION  
PROMENADE  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: NOT TO SCALE C.I. NO. DATE: NOV. 2016



**urban.**  
PLANNING ENGINEERING ARCHITECTURE LANDSCAPE

11400 Lee  
7712200 Newington  
VA 22122  
TEL: 703.442.1000  
FAX: 703.442.1001  
WWW.URBAN.US

PLAN DATE  
02-15-19

NO. DATE DESCRIPTION REVISIONS







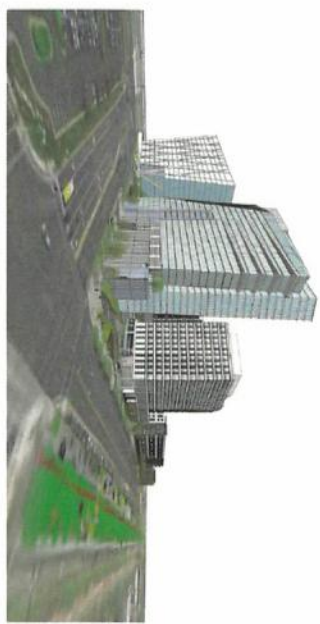




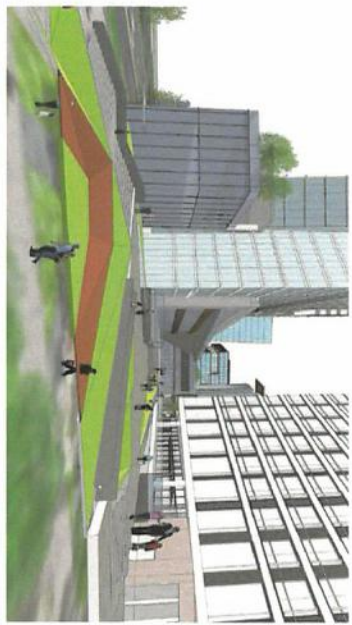
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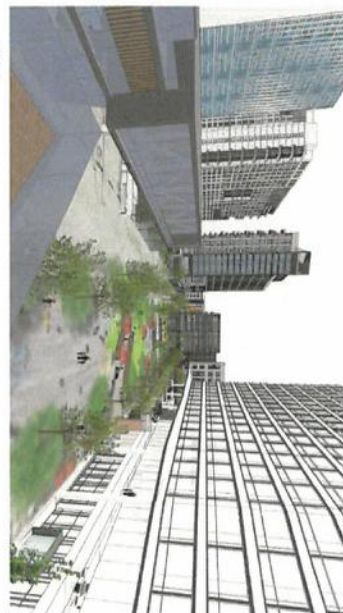
NOTE: THIS IS A PRELIMINARY DESIGN. THE ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN, WHICH WILL BE SUBMITTED TO THE BOARD OF SUPERVISORS FOR REVIEW AND APPROVAL, WILL BE THE FINAL DESIGN AND SITE PLAN.

SHEET  
10F  
30  
FILE NO.  
ZF-2292.2

BUILDING PERSPECTIVES <b>RESTON STATION PROMENADE</b> HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA					Urban, Ltd. 7111 Little River Parkway Alexandria, Virginia 22303 Tel: 703.842.8380 Fax: 703.842.8251 www.urban-ll.com	PLAN DATE 02-15-19													
SCALE: N.T.S.	C.I. N/A	DATE: NOV., 2016				<table><tr><th>No.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		No.	DATE	DESCRIPTION									
No.	DATE	DESCRIPTION																	



01



02



03



04

NOTES: THIS IS AN ARTIST'S CONCEPT AND NOT A FINAL DESIGN. THE ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN, WHICH WILL BE PROVIDED TO THE CLIENT, WILL BE THE FINAL DESIGN AND SITE PLAN.

SHEET 16G OF 17 DATE: NOV. 2016	BUILDING PERSPECTIVES <b>RESTON STATION PROMENADE</b> HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA				Urban, Ltd. 7111 Lake View Temple Alexandria, Virginia 22301 Tel: 703.642.8200 Fax: 703.642.8251 www.urban-llc.com	PLAN DATE: 02-15-19	<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	DATE	DESCRIPTION															
	No.	DATE				DESCRIPTION																			
SCALE: N.T.S.	C.I. N/A	DATE: NOV. 2016	REVISIONS																						





A photograph of the modern architecture of the University of Tokyo. The image shows a large, multi-story building with a grid-like facade, likely a library or administrative building. In the foreground, there is a prominent red sculpture, possibly a stylized figure or abstract form. The building is surrounded by greenery and a paved area. The overall scene is a mix of modern architecture and natural elements.

SHEET  
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OF  
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FILE NO.  
ZP-2292-2

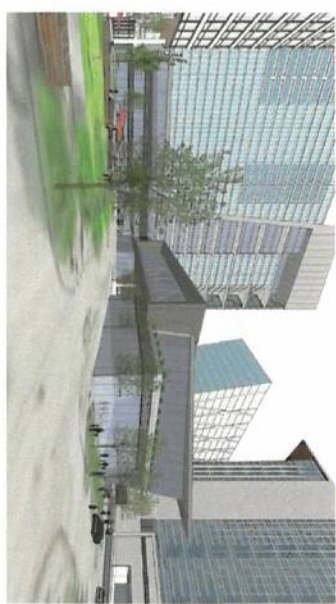
No.	DATE	DESCRIPTION
REVISIONS		



01



02

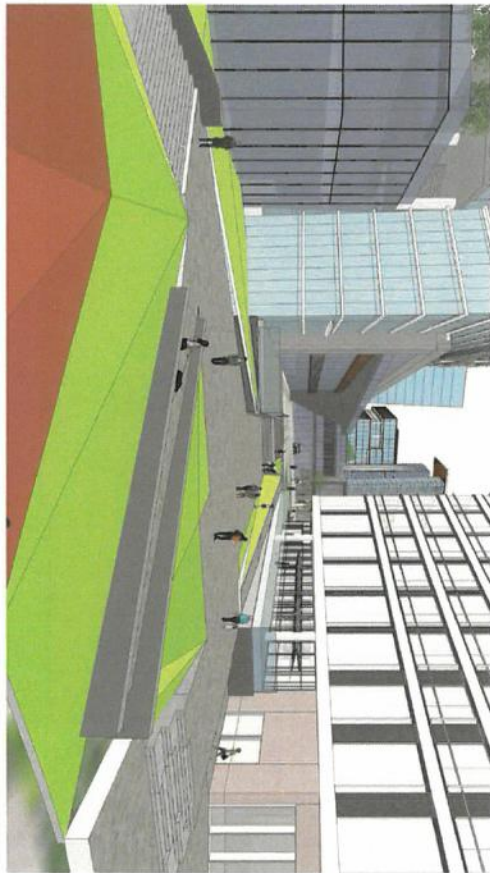
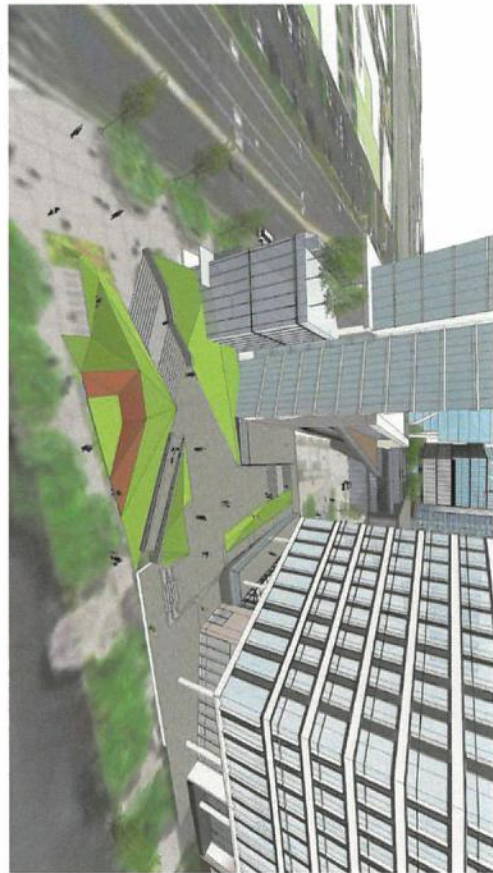


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NOTE: THIS IS A PRELIMINARY PLAN. DESIGN, CONSTRUCTION AND MATERIALS ARE SUBJECT TO CHANGE. THE PROPOSED DEVELOPMENT IS BASED ON PRELIMINARY INFORMATION. THE PROPOSED DEVELOPMENT IS BASED ON PRELIMINARY INFORMATION. THE PROPOSED DEVELOPMENT IS BASED ON PRELIMINARY INFORMATION.

<p><b>CORNER PERSPECTIVES</b>  <b>RESTON STATION PROMENADE</b>          HUNTER MILL DISTRICT          FAIRFAX COUNTY, VIRGINIA</p>		<p>SCALE: N.T.S.</p>	<p>C.I. N/A</p>	<p>DATE: NOV., 2016</p>			<p>Urban, Ltd.          7112 Lake River Temple          Alexandria, Virginia 22303          Tel: 703.842.8500          Fax: 703.842.8521          www.urban-ll.com</p>	<p>PLAN DATE          02-15-19</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION															
No.	DATE	DESCRIPTION																									





NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

SHEET  
161  
OF  
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FILE NO.  
ZP-2292-2

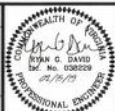
ZP-2292-2

CORNER PERSPECTIVES  
RESTON STATION  
PROMENADE  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: N.T.S.

C.I. N/A

DATE: NOV., 2016



**urban.**  
Planner-Engineers-Landscape Architects-Land Surveyors

Urban, Ltd.  
7712 Little River Turnpike  
Arlanville, Virginia 22005  
Tel. 703.642.8080  
Fax. 703.642.8251  
[www.urban-llc.com](http://www.urban-llc.com)

PLAN DATE
02-15-19

No.	DATE
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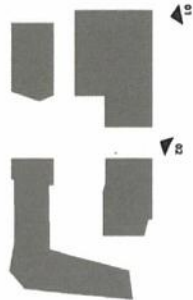
REVISIONS	DESCRIPTION
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01



02

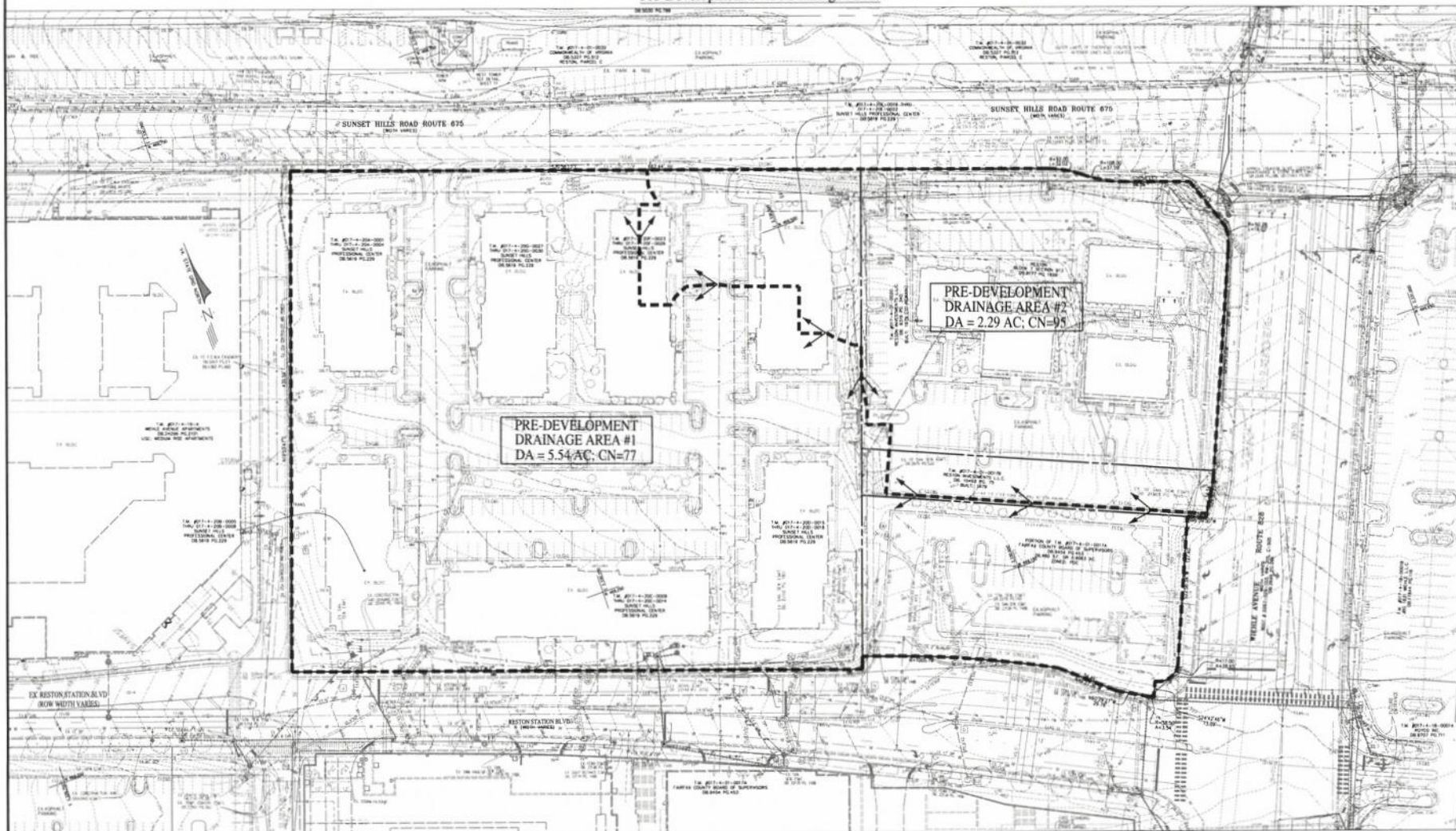


NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, WHICH IS SUBJECT TO FURTHER REVISIONS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PRELIMINARY PLAN.

SHEET 16K OF 30 FILE NO. ZF-2292.2	CORNER PERSPECTIVES <b>RESTON STATION PROMENADE</b> HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA	 <b>urban.</b> Pattern-Engineers Landscape Architects Land Services	Urban, Ltd. 7111 Lake River Temple Annandale, Virginia 22003 Tel: 703.642.8285 Fax: 703.642.8251 www.urban-ltd.com	PLAN DATE	02-15-19			
	SCALE: N.T.S.			C.I. N/A	DATE: NOV. 2016	No.	DATE	DESCRIPTION
	REVISIONS							



# Pre-Development SWM Drainage Areas



Notes:  
The pre-development drainage areas shown on this sheet are for  
demonstration quantity study purposes only. See SWM Narrative on  
sheet 19 for additional information on how 'CN' values were  
determined.

Legend



SWM STUDY  
RISTON STATION  
PROMENADE  
HUNTER CREEK  
FAIRFAX COUNTY, VIRGINIA

DATE: NOV. 2014  
CL - 42



Urban, Inc.  
7700 Lee Road  
Arlington, Virginia 22204  
Tel: 703.642.2100  
Fax: 703.642.2101  
www.urbaninc.com

PLAN DATE  
02-15-18

NO.	DATE	DESCRIPTION	REVISIONS
1	02/15/18	ISSUED FOR PERMIT	

SHEET  
17  
OF  
30  
FILE No.  
ZP-2292-2



## 08 5030 PC 789



**NOTES:**

1. THIS IS A CONCEPTUAL DESIGN AND LAYOUT AND IS SUBJECT TO FINAL DESIGN AND ENGINEERING.
2. STORMWATER VAULTS ARE TO BE PLACED UNDERGROUND AND PARTIALLY UNDER BUILDINGS/GARAGES IF SOME ARE AS PLUMBING ENGINEER TO COORDINATE BUILDING AND GARAGE INTERNAL DRAINAGE INTO UNDERGROUND STORMWATER MANAGEMENT VAULTS.
3. SEE SHEET 19 FOR SWM AND BMP NARRATIVES.

**NOTE:** THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.









Project Name: Sunset Hills Professional Center
Date: 10/10/17

	data input cells
	calculation cells
	constant values

### Post-ReDevelopment Project & Land Cover

**Comments**

Annual Rental (inches)	43
Target Rental Event (inches)	1.00
Phosphorus EMC (mg/L)	0.26
Target Phosphorus Target Load (lb/ac/yr)	0.41
P <sub>i</sub>	0.90

Constants	
Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.28
Target Phosphorus Target Load (lb/acre/yr)	0.41
P <sub>0</sub>	0.90

Pre-Redevelopment Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Grassland/Turf (acres) – cultivated, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	2.40	2.40
Impervious Cover (acres)	0.00	0.00	0.00	6.42	6.42
				<b>Total</b>	<b>8.82</b>

Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land  
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed  
Impervious Cover (acres)

Area Check	Okay	Okay	Okay	Total
Rv Coefficients				
	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.66	0.56	0.56	0.56

## Drainage Area A Land Cover (acres)

Drainage Area A Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.89	0.89	0.25
Impervious Cover (acres)	0.00	0.00	0.00	7.93	7.93	0.95

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs)	Phosphorus Removed by Practice (lbs)	Remaining Phosphorus Load (lbs)	Downstream Treatment to be Implemented
<b>14. Manufactured BMP</b>													
	Impervious acres draining to device	5% runoff volume reduction	0.00	5.25	0.00	0	18106	50	0.00	11.36	5.88	5.88	
	Lut areas draining to device	0% runoff volume reduction	0.00	0.70	0.00	0	2414	65	0.00	0.40	0.00	0.20	
	TOTAL IMPERVIOUS COVER TREATED (in)				5.25								
	TOTAL TURF AREA TREATED (in)				0.70								
	AREA CHECK OK.												
	PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A							5.88					
	TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr)							5.88					
	SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS												
	NITROGEN REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A							0.00					
	TOTAL NITROGEN REMOVAL IN D.A. A (lb/yr)							0.00					

	D.A.A	D.A.B	D.A.C	D.A.D	D.A.E	AREA CHECK
IMPERVIOUS COVER	7.95	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED	5.25	0.00	0.00	0.00	0.00	OK
TURF AREA	0.88	0.00	0.00	0.00	0.00	OK
TURF AREA TREATED	0.75	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	5.64
BUNGEY REDUCTION (L)	0
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	5.64
ADJUSTED POST DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	11.81
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED: CONGRATULATIONS! YOU EXCEEDED THE TARGET REDUCTION BY 0.1 LB/YEAR.	

RUNOFF REDUCTION (C)	0
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	0.00
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TP) (lb/yr)	126.88

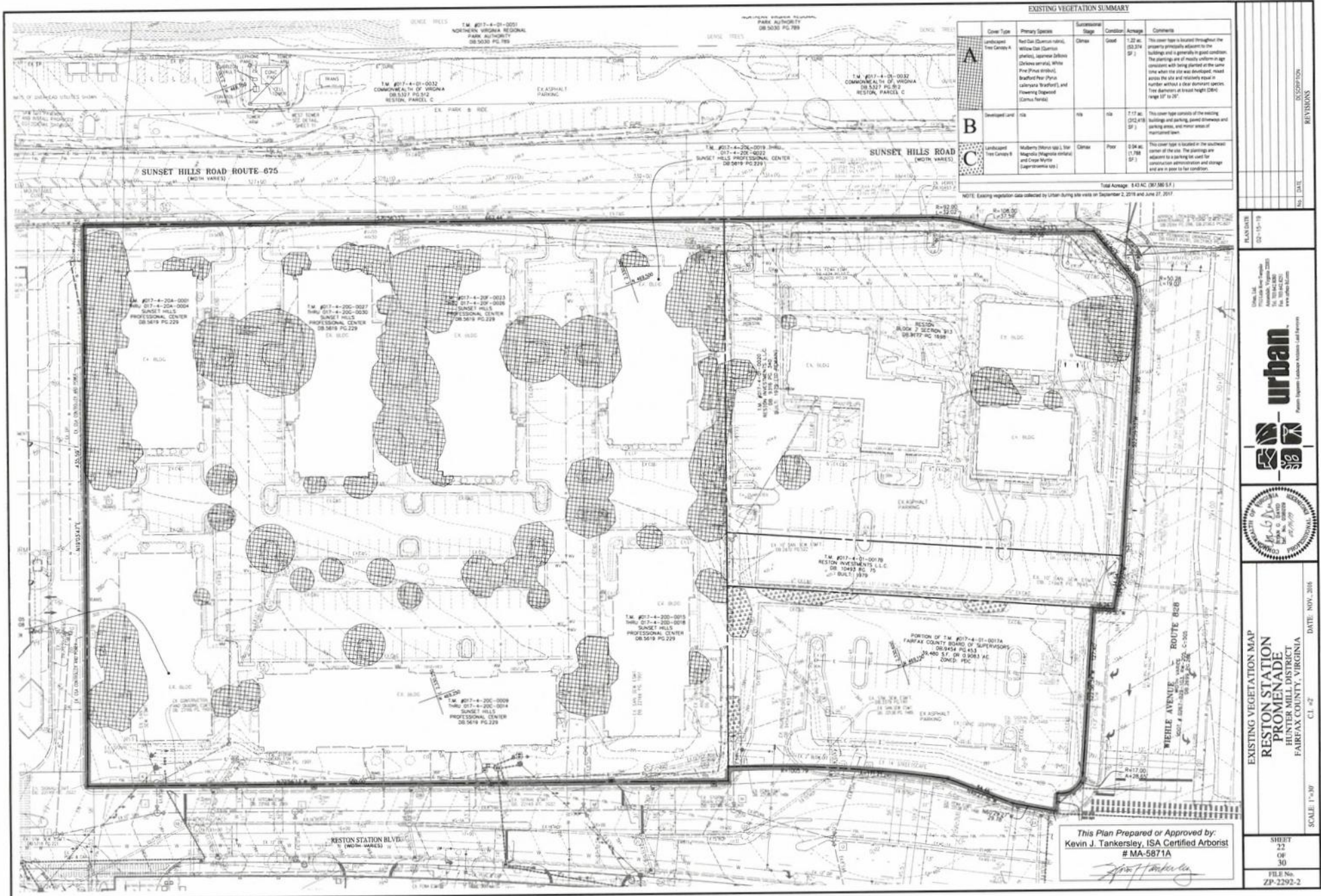
Land Cover Summary Pre-Development	Lead	Adjusted <sup>1</sup>	Land Cover Summary Post-Development	
Forest/Open Space Cover (acres)	0.00	0.00	Forest/Open Space Cover (acres)	0.00
Composite (Reforest)	0.00	0.00	Composite (Reforest)	0.00
% Forest	0%	0%	% Forest	0%
Managed Turf Cover (acres)	2.43	0.86	Managed Turf Cover (acres)	2.43
Composite (Return)	0.25	0.25	Composite (Return)	0.25
% Managed Turf	27%	12%	% Managed Turf	12%
Impervious Cover (acres)	0.43	6.42	Impervious Cover (acres)	0.43
Runoff (mm/year)	0.96	0.95	Runoff (mm/year)	0.96
% Impervious	5%	66%	% Impervious	66%
Total Site Area (acres)	6.80	7.31	Total Re-Dev. Site Area (acres)	7.31
Site Rv	0.76	0.96	Re-Dev. Site Rv	0.96
			FCI	
			ReDevelopment	
Pre-Development Treatment Volume (acre-ft)	0.568	0.568	Treatment Volume (acre-ft)	0.626
			FCI	
Pre-Development Treatment Volume (cubic feet)	24,317	22,947	Treatment Volume (cubic feet)	22,947
			FCI	
Pre-Development Load (TP) (lb/yr)	15.25	14.42	ReDevelopment Load (TP) (lb/yr)	14.42

<sup>1</sup>Adjusted Land Cover Summary reflects the pre-development land cover minus the pervious land cover (forest/open space or managed turf) acreage proportioned for new impervious cover. The adjusted total acreage is consistent with the Post-Development acreage (minus the acreage of new impervious cover). The load reduction required to meet the new impervious cover to meet the new development load limit is computed in Column E.

Minimum % Reduction Required Based on Pre-Development Load	20%
TP Load Reduction Required for Re-development Area (lb/yr)	2.98
Total Load Reduction Required (lb/yr)	8.64
Post-Development Load (TP) (lb/yr)	14.42

Land Cover Summary Post-ReDevelopment	Land Cover Summary Post-ReDevelopment New Impervious
Forest/Open Space (acres)	0.00
Composited (acres)	0.00
% Forest	3%
Managed Turf Cover (acres)	0.88
Composited Managed Turf	0.25
% Managed Turf	32%
Redevelop Impervious Cover (acres)	8.40
% Impervious	9.95
% Impervious	88%
<b>Total Redevelop Site Area (acres)</b>	<b>7.31</b>
<b>Redevelop Site Area</b>	<b>0.86</b>
Post-ReDevelopment Treatment Volume (cubic feet)	0.5280
Post-ReDevelopment Treatment Volume (cubic feet)	22.947
Post-ReDevelopment Load (TP) (lb/yr)	14.40
Reduction Required Based on ReDevelopment Load	20%
Reduction Required for Developed Area (lb/yr)	3.88
Reduction Required (lb/yr)	4.54
TP Load Reduction Required for New Impervious Area (lb/yr)	2.00

Nitrogen Efficiency (%)	Nitrogen Load from Upstream RR Practices	Untreated Nitrogen Load to Practice (lbs.)	Nitrogen Removed By Practice (lbs.)	Remaining Nitrogen Load (lbs.)
<b>14. Manufactured BMP</b>				
0	0.00	81.28	0.00	
5	0.00	2.66	0.00	



# EXISTING VEGETATION SUMMARY

Code	Tree Type	Primary Species	Successional Stage	Condition	Age	Comments
A	Undeveloped Tree Canopy A	Red Oak (Quercus rubra), White Oak (Quercus alba), Yellow Birch (Betula flaccida), White Pine (Pinus strobus), Bradford Pear (Erythronium albidum), and Flowering Dogwood (Cornus florida)	Climate	Good	1-22 ac (53,374 SF)	This cover type is located throughout the property primarily adjacent to the buildings and is generally in good condition. The plantings are of mostly uniform in age consistent with being planted at the same time when the site was developed, most across the site and mostly equal in number within a close diameter range. Tree diameters at breast height (DBH) range 10" to 30".
	Developed land					
B	Undeveloped Tree Canopy B	Mulberry (Morus spp.), Star Magnolia (Magnolia stellata), and Crape Myrtle (Lagerströmia spp.)	Climate	Poor	0.04 ac (1,178 SF)	This cover type consists of the existing buildings and parking, paved driveway and parking areas, and some small of maintained lawn.
	Developed land					
C	Undeveloped Tree Canopy C					
	Developed land					
Total Acreage: 8.42 AC (267,963 SF)						

NOTE: Existing vegetation data collected by Urban during site visits on September 2, 2016 and June 27, 2017.

REVISIONS

No.	Date	Description
1	02-15-19	PLAN DATE

PLAN DATE

02-15-19

urban

Urban Design & Planning

1000 N. GLENN ROAD, SUITE 100

RESTON, VA 20190

Phone: 703.441.1111

Fax: 703.441.1112

www.urbandesign.com

EXISTING VEGETATION MAP

RESTON STATION

PROMENADE

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

DATE: NOV. 2016

C1-02

SCALE: 1"=30'

SHEET 22 OF 30

FILE No. ZP-2292-2

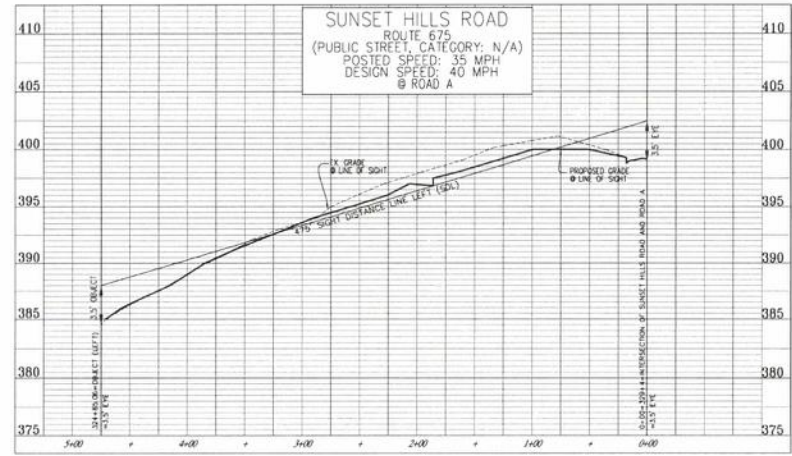
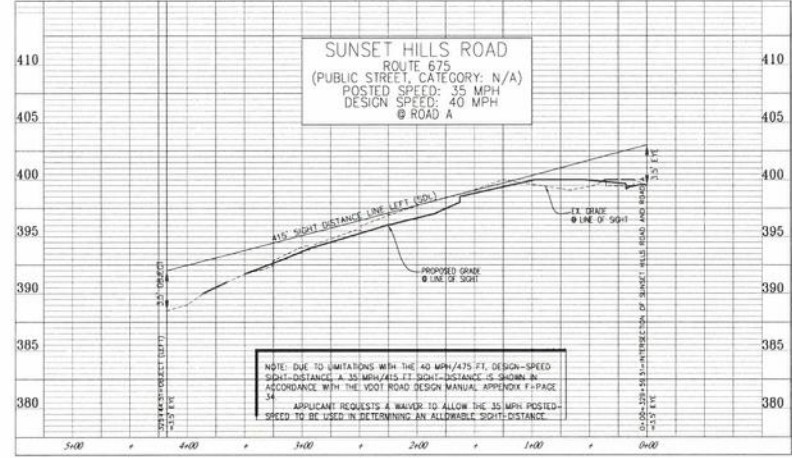
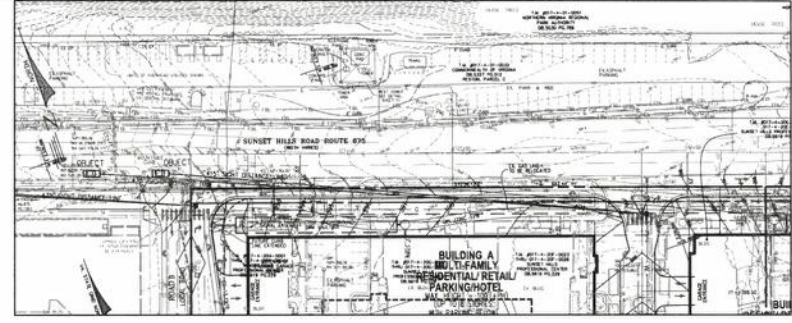
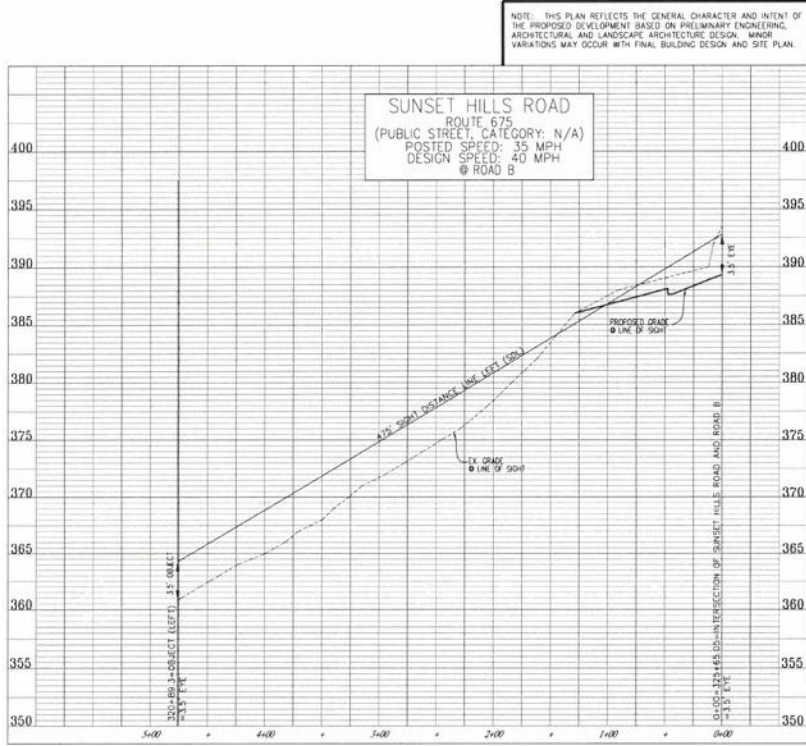
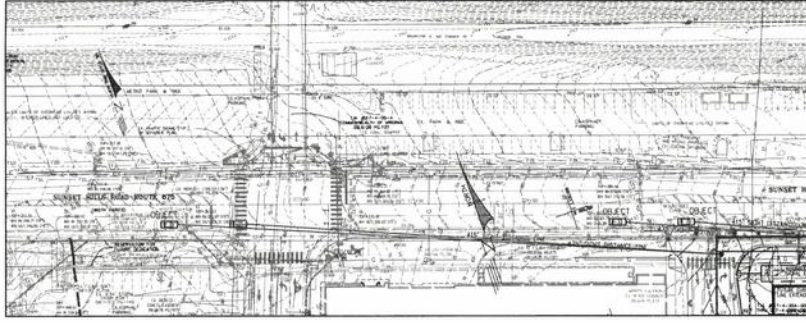
This Plan Prepared or Approved by:

Kevin J. Tankersley, ISA Certified Arborist

# MA-5871A

*Kevin J. Tankersley*





SIGHT DISTANCE PROFILES  
RESTON STATION  
PROMENADE  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: H1"=50' V: 1"=5'  
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OF  
30  
FILE NO.  
ZP-2292-2

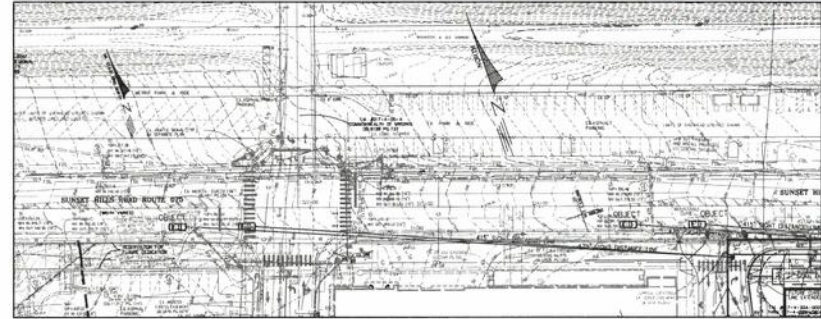
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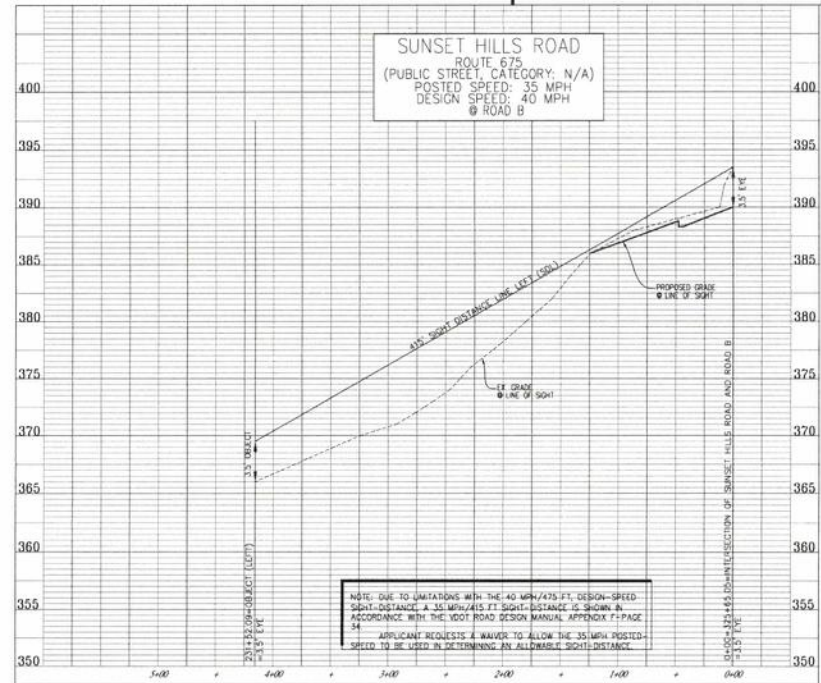
10000 Ltd.  
17710 Lee Road, Suite 100  
Fairfax, VA 22033  
Tel: 703.661.1000  
Fax: 703.661.1001  
www.urban-engineers.com

PLAN DATE  
02-15-19

NO. DATE  
REVISIONS



NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.



SIGHT DISTANCE PROFILES  
 RESTON STATION  
 PROMENADE  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: H17=50' : V: 1'=5' DATE: NOV. 2016

CL: 2"

SHEET  
 23A  
 OF  
 30

FILE No.  
 ZP-2292-2

Urban, Ltd.  
 7711 Lake View Parkway  
 Suite 200  
 Fairfax, VA 22031  
 Tel: 703.441.1000  
 Fax: 703.441.1001  
 www.urbanva.com

**urban**  
 Planning Engineers Landscape Architects and Planners



PLAN DATE  
 02-15-18

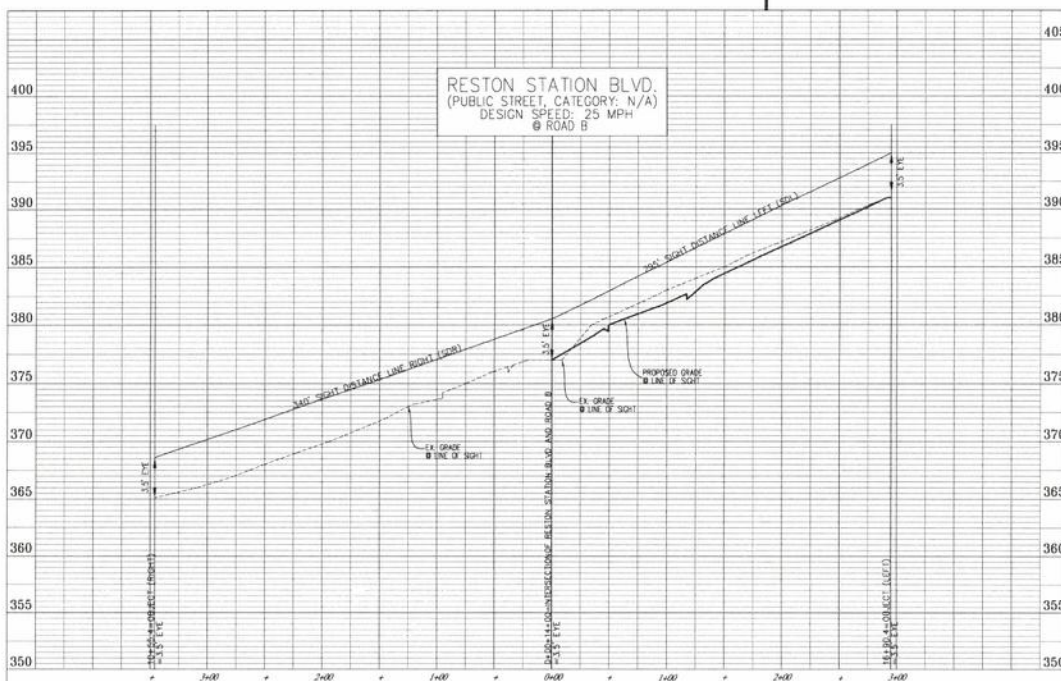
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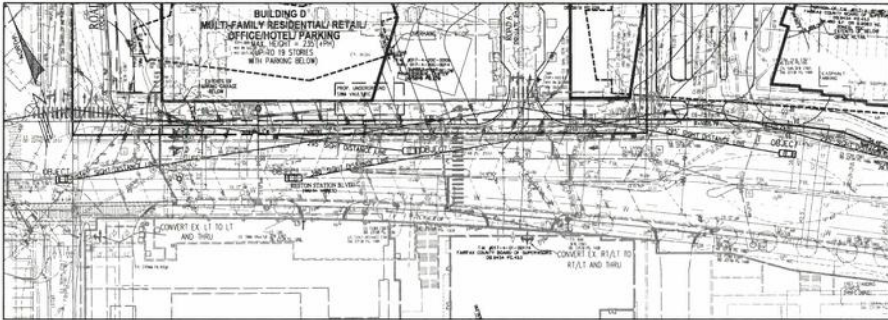




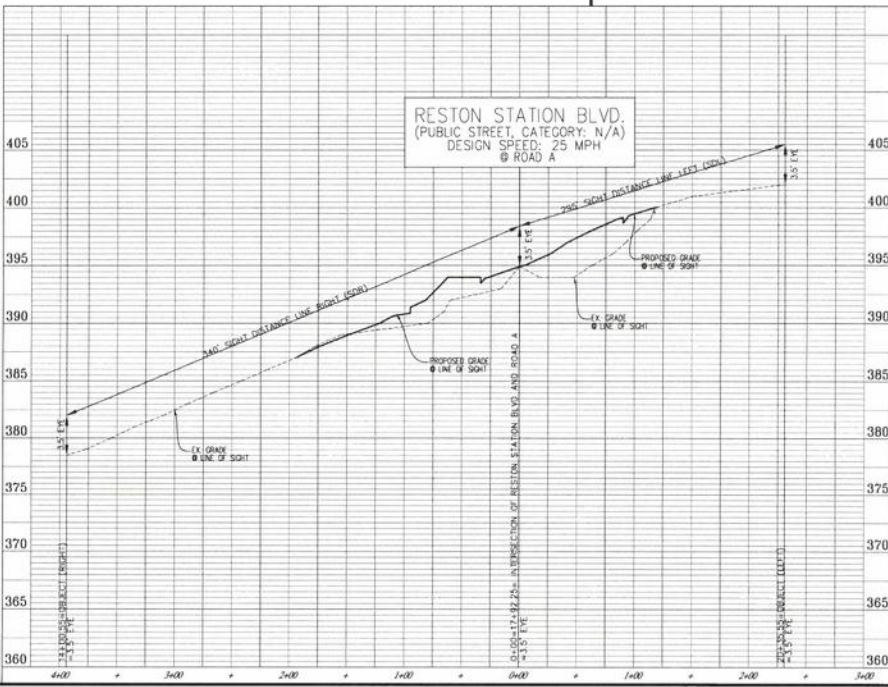
NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.



PLAN DATE: 02-15-19 SHEET: 24 OF 30 FILE NO: ZP-2292-2	
urban PLANNING & LANDSCAPE ARCHITECTURE	REVISIONS NO.   DATE   DESCRIPTION
SCALE: H1=50', V=1"=5' DATE: NOV. 2016 C.L. #2	

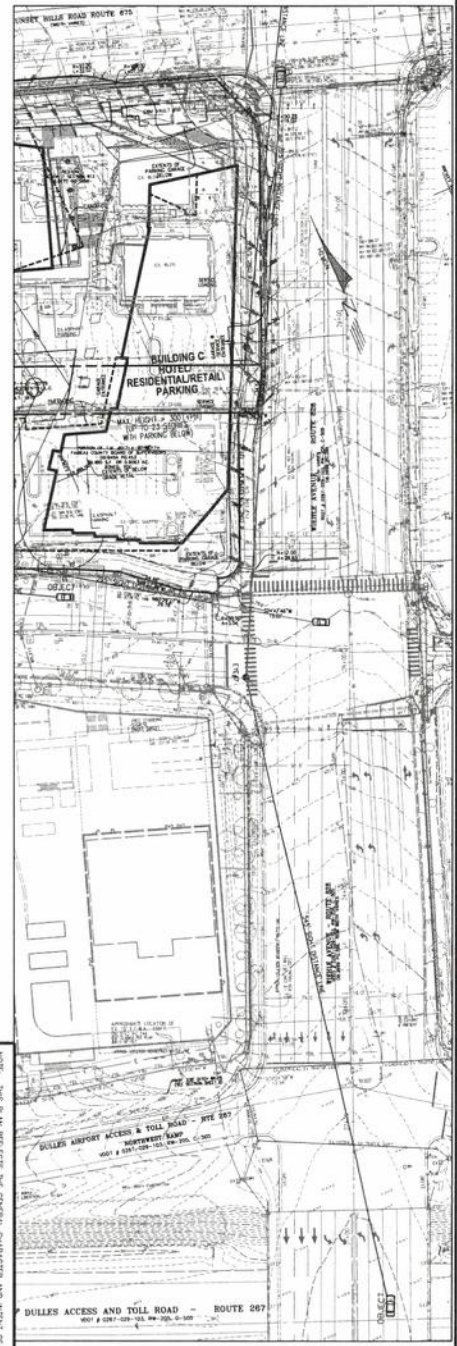
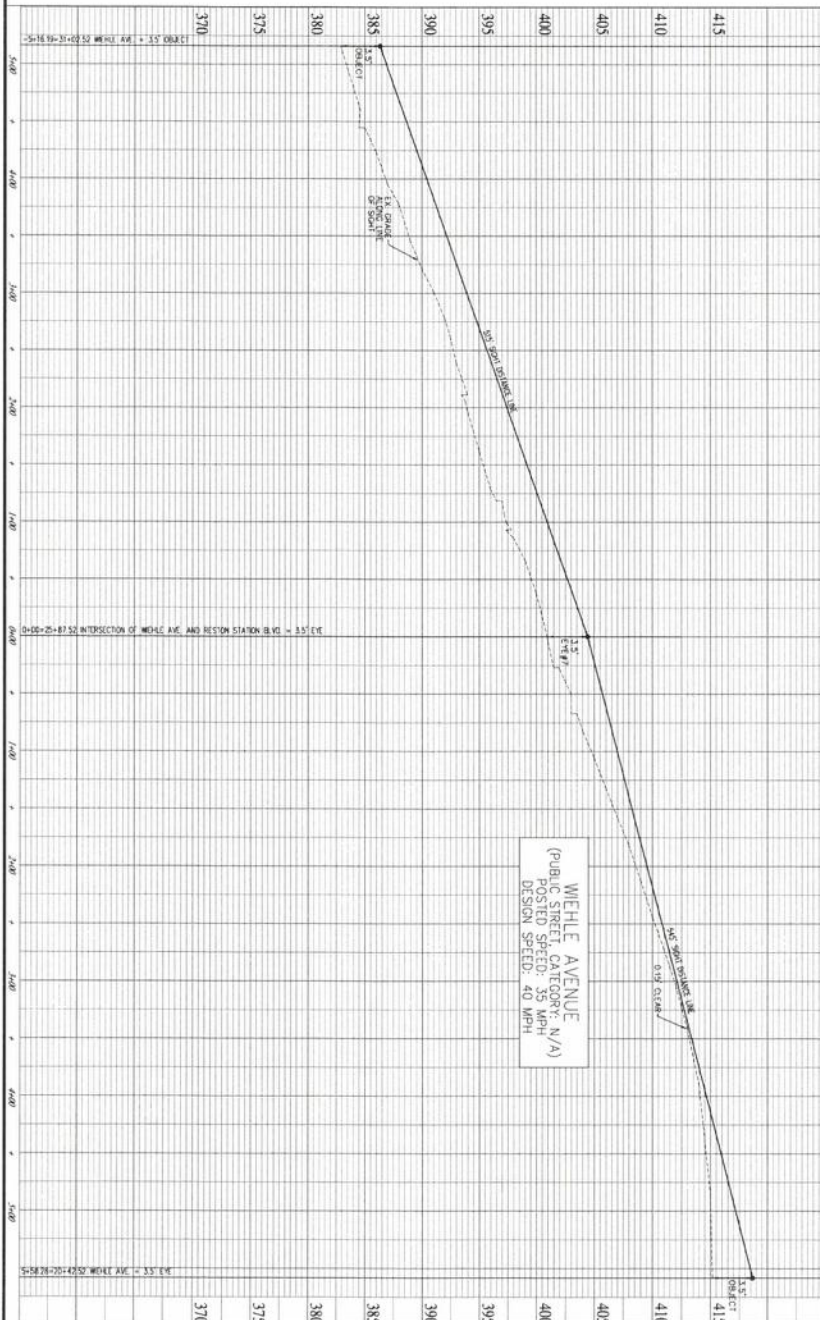


NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL, AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

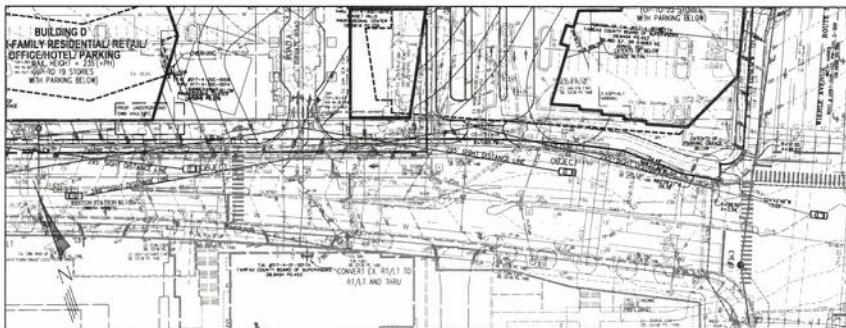


PLAN DATE 02-15-19	
DESIGNER TITELER PROJECT NO. DATE	
REVISIONS	
urban. Rational Engineering Architecture and Interiors	
STATE OF VIRGINIA REGISTERED PROFESSIONAL ENGINEER EX. NO. 000000 DATE 06/07/07	
RESTON STATION PROMENADE HUNTER HILL DISTRICT FAIRFAX COUNTY, VIRGINIA	
SCALE: 1/4" = 50' V: 1" = 5'	
DATE: NOV. 2016	
SHEET 25 OF 30	
FILE NO. ZP-2292-2	

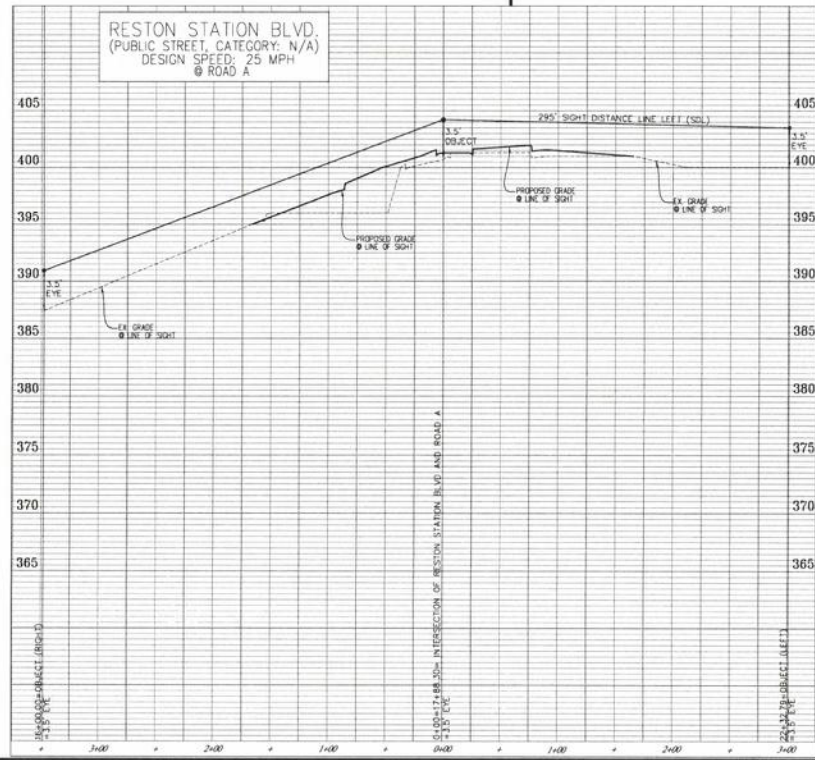




<b>SIGHT DISTANCE PROFILES</b> <b>RESTON STATION PROMENADE</b> HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA				Urban, Ltd. 7711 Lake View Temple Alexandria, Virginia 22304 Tel: 703.462.8080 Fax: 703.462.8531 www.urban-llc.com	PLAN DATE 02-15-19	No. DATE DESCRIPTION REVISIONS
SCALE: H: 1"=50' ; V: 1"=5' C.I. #2 DATE: NOV, 2016						

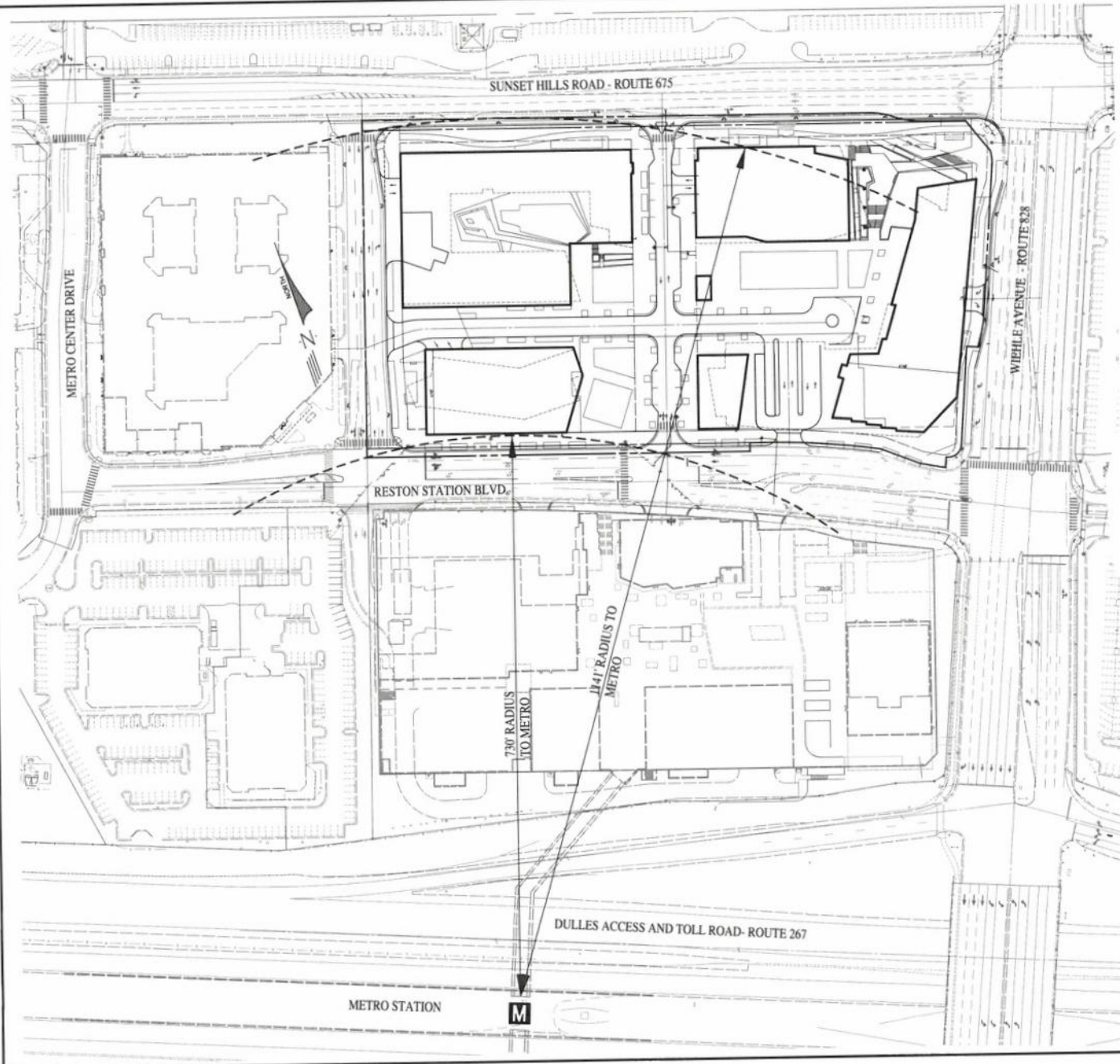


NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.



PLAN DATE 02-13-19		DISCUSSION REVISIONS
URBAN, Ltd. 7711 Lee Road, Suite 200 Alexandria, Virginia 22304 Tel: 703.642.8200 Fax: 703.642.8201 www.urban.com		DATE: NOV. 2016 C.I. #2
SIGHT DISTANCE PROFILES RESTON STATION PROMENADE HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA		SCALE: HORIZONTAL: 1"=40' VERTICAL: 1"=5' SHEET 25B OF 30 FILE NO. ZP-2292-2





NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

METRO CONTEXT PLAN AND OVERVIEW  
**RESTON STATION  
 PROMENADE**  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SHEET  
 26  
 OF  
 30  
 FILE NO.  
 ZP-2292-2

SCALE: 1"=40'

C1 WA

DATE: NOV. 2016



Urban, Ltd.  
 1000 Lee Road  
 Arlington, Virginia 22201  
 Tel: 703.661.8200  
 Fax: 703.661.8201  
 www.urbanllc.com

ISSUE DATE  
 02-15-19

REVISIONS	NO.	DATE



BUILDING A



BUILDING C



BUILDING B



BUILDING D

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

PHASING PLAN

RESTON STATION  
PROMENADE  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100'

DATE: NOV. 2016

CL: n/a



urban

Proven Expertise. Landmark Architecture and Engineering.

Urban, Ltd.  
17110 Lee Road, Suite 200  
Tyngsboro, MA 01860  
Tel: 978.462.2800  
Fax: 978.462.2801  
www.urban-ltd.com

PLAN SHEET  
02-15-19

REVISIONS

NO. DATE DESCRIPTION

SHEET  
27  
OF  
30  
FILE NO.  
ZP-2292-2



# PUBLIC SPACE



RESTON STATION PROMENADE // Landscape Concepts // 10-06-17

COMSTOCK HKS MAHAN RYKIEL  
ASSOCIATES INC.

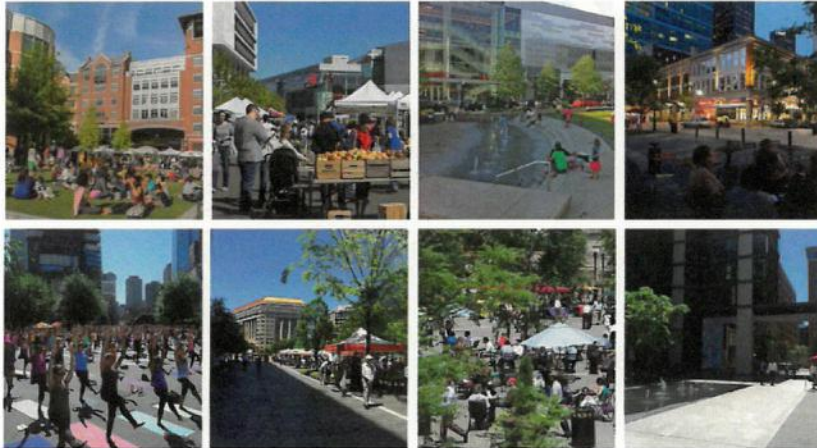
# STREETSCAPE



RESTON STATION PROMENADE // Landscape Concepts // 10-06-17

COMSTOCK HKS MAHAN RYKIEL  
ASSOCIATES INC.

# ACTIVITY/AMENITY



RESTON STATION PROMENADE // Landscape Concepts // 10-06-17

COMSTOCK HKS MAHAN RYKIEL  
ASSOCIATES INC.

# WOONERF



RESTON STATION PROMENADE // Landscape Concepts // 10-06-17

COMSTOCK HKS MAHAN RYKIEL  
ASSOCIATES INC.

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

CONCEPTUAL ILLUSTRATIVE IMAGES

RESTON STATION  
PROMENADE  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. -N/A DATE: NOV. 2016

SHEET  
28  
OF  
30  
FILE No.  
ZP-2292-2



urban  
Pavilion Systems - Landscape Architecture and Planning

Urban, LLC  
1771 Oak Lane, Suite 200  
Falls Church, VA 22046  
Tel: 703.261.2000  
Fax: 703.261.2001  
www.urbanllc.com

PLAN DATE  
02-15-19

NO. DATE

DESCRIPTION

REVISIONS

# ART OPPORTUNITIES



RESTON STATION PROMENADE // Landscape Concepts // 10-06-17

COMSTOCK HKS MAHAN RYKIEL  
ASSOCIATES INC.

# BENCHES



RESTON STATION PROMENADE // Landscape Concepts // 10-06-17

COMSTOCK HKS MAHAN RYKIEL  
ASSOCIATES INC.

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

CONCEPTUAL ILLUSTRATIVE IMAGES

RESTON STATION  
PROMENADE  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A

DATE: NOV. 2016

C.L. -N/A

SHEET  
29  
OF  
30

FILE NO.  
ZP-2292-2

Urban, Ltd.  
1711 Lake View Terrace  
Arlington, VA 22209  
Tel: 703.545.4201  
Fax: 703.545.4201  
www.urban.com

**urban**  
PLANNING • DESIGN • CONSTRUCTION • LANDSCAPE



STATE OF VIRGINIA  
Professional Engineer  
No. 60828  
Date: 06/16/17

REVISIONS  
No. DATE DESCRIPTION





NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

## CONCEPTUAL MASSING IMAGES

**RESTON STATION  
PROMENADE**  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A

DATE: NOV., 2016

CL = N/A



**urban.**  
Places. People. Landscapes. Architecture. Last Image.

Urban, Ltd.  
1711 Little River Turnpike  
Arlington, Virginia 22203  
Tel. 703.642.8060  
Fax. 703.642.8233  
[www.urban-ld.com](http://www.urban-ld.com)

PLAN DATE	02-15-19
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[illegible]



04 MASSING MODEL NE CORNER



02 MASSING MODEL NW CORNER



03 MASSING MODEL WOONERF



01 MASSING MODEL MAIN COURTYARD

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

CONCEPTUAL MASSING IMAGES <b>RESTON STATION          PROMENADE</b> HUNTER HILL DISTRICT FAIRFAX COUNTY, VIRGINIA		SCALE: N/A DATE: NOV. 2016 C.I.: N/A
SHEET 30A OF 30		FILE NO. ZP-2292-2
URBAN, LLC 17712 Lee Road, Suite 2200 Fairfax, VA 22031 Tel: 703.461.1000 Fax: 703.461.1001 www.urbanllc.com		
PLAN DATE 02-15-19		
NO.   DATE		REVISIONS





NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

SHEET 30B OF 30 FILE No. ZP-2292.2		SCALE: NA DATE: NOV. 2016 CL: N/A	CONCEPTUAL ELEVATIONS <b>RESTON STATION          PROMENADE</b> HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA	  Urban Ltd. 1711 Lakeside Avenue, Suite 200 Tyngsboro, Virginia 22125 TEL: 703.642.2800 FAX: 703.642.2801 www.urban-ltd.com Permit, Engineer, Landscape Architect, Land Services	REVISIONS NO. DATE DESCRIPTION
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NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY (ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

CONCEPTUAL ELEVATIONS

**RESTON STATION  
PROMENADE**

HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

C.I. = N/A

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SHEET  
30C  
OF  
30

FILE No.  
P-2292-2

LYMAN, LLC  
7712 Little River Turnpike  
Annandale, Virginia 22003  
Tel. 703.642.8080  
Fax. 703.642.8231  
[www.lyman-llc.com](http://www.lyman-llc.com)

**Urban.**  
Peters-Eggers Landscape Architects Ltd. Inc.

[illegible]





NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

CONCEPTUAL ELEVATIONS  
RESTON STATION  
PROMENADE  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE: NOV., 2016	Col. sec/A	DATE: NOV., 2016
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SHEET  
30D  
OF  
30

FILE No.  
P-2292-2

Udco, Ltd.  
7717 Little River Turnpike  
Annandale, Virginia 22003  
Tel. 703.642.8300  
Fax. 703.642.8325  
[www.udcoi.com](http://www.udcoi.com)

**urban**<sup>inc.</sup>



02-15-19

REVISIONS



NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

CONCEPTUAL ELEVATIONS <b>RESTON STATION          PROMENADE</b> HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA		SCALE: N/A DATE: NOV. 2016
SHEET 30E OF 30		FILE No. ZP-2292-2
URBAN, LLC 7717 Lee Hwy, Suite 200 Fairfax, VA 22031 Tel: 703.462.0001 Fax: 703.462.0001 www.urbanllc.com		
PROFESSIONAL SEAL OF THE BOARD OF ARCHITECTS OF THE STATE OF VIRGINIA No. 000029 DATE: 11/17/16 JAMES L. BRYAN, ARCHITECT		
PLAN DATE 02-15-19		REVISIONS NO.   DATE   DESCRIPTION



REZONING AFFIDAVIT

TO OCF  
3/7/19

DATE: February 15, 2019  
(enter date affidavit is notarized)

I, Danielle N. Stephens, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)      ☐ applicant  
                         ☒ applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): CDPA/FDPA/PCA 2016-HM-035  
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE**,\*\* each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE**: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
CRS Sunset Hills, LC Agents: Christopher (nmi) Clemente David A. Bryant Margaret D. Parker Tracy Z. Graves Joshua H. Firebaugh	1886 Metro Center Drive, #400 Reston, VA 20190	Applicant/Title Owner (T.M. # 17-4 ((1)) 14A)

(check if applicable)      ☒ There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Rezoning Attachment to Par. 1(a)**

DATE: February 15, 2019  
 (enter date affidavit is notarized)

for Application No. (s): CDPA/FDPA/PCA 2016-HM-035  
 (enter County-assigned application number (s))

**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Urban Engineering & Associates, Inc. (t/a Urban, Ltd.) Agents: Ryan G. David George B. Riedel Eric S. Siegel Peter F. Crawford	7712 Little River Turnpike Annandale, VA 22003	Civil Engineer/Agent
Grove/Slade Associates, Inc. Agents: Christopher M. Tacinelli Maria C. Lashinger Kayla M. Ord	3914 Centreville Road, Suite 330 Chantilly, VA 20151	Traffic Engineer/Agent
HKS, Inc. Agents: Michael R. Nicolaus Gregory A. Luongo	1250 Eye Street, Suite 600 Washington, DC 20005	Architect/Agent
Cooley LLP Agents: Mark C. Looney, Esq. Colleen P. Gillis, Esq. Jill S. Parks, Esq. Brian J. Winterhalter, Esq. Amanda R. Williams, Esq. Ben I. Wales, Planner Molly M. Novotny, Planner Samantha R. Steketee, Planner Danielle N. Stephens, Planner	11951 Freedom Drive, Suite 1400 Reston, VA 20190	Attorney/Agent

(check if applicable) ☒ [X] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.



**Rezoning Attachment to Par. 1(a)**

DATE: February 15, 2019  
 (enter date affidavit is notarized)

for Application No. (s): CDPA/FDPA/PCA 2016-HM-035  
 (enter County-assigned application number (s))

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Board of Supervisors of Fairfax County, Virginia Agent: Bryan J. Hill, County Executive Rachel O'Dwyer Flynn, Deputy County Executive	12000 Government Center Parkway, Suite 533 Fairfax, VA 22035	Title Owner/Ground Lessor (T.M. # 17-4 ((1)) 17A)
Comstock Reston Station Holdings, LC Agents: Christopher (nmi) Clemente David A. Bryant Margaret D. Parker Tracy Z. Graves Joshua H. Firebaugh	1886 Metro Center Drive, #400 Reston, VA 20190	Ground Lessee/Owner by virtue of 99 year lease (T.M. # 17-4 ((1)) 17A)
CRS Sunset Hills II, LC Agents: Christopher (nmi) Clemente David A. Bryant Margaret D. Parker Tracy Z. Graves Joshua H. Firebaugh	1886 Metro Center Drive, #400 Reston, VA 20190	Title Owner (T.M. # 17-4 ((1)) 20 and 17-4 ((1)) 17B)

(check if applicable)

☐

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

## REZONING AFFIDAVIT

DATE: February 15, 2019  
(enter date affidavit is notarized)

for Application No. (s): CDPA/FDPA/PCA 2016-HM-035  
(enter County-assigned application number(s))

- 1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(**NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

## CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

CRS Sunset Hills, LC  
c/o Comstock Partners  
1886 Metro Center Drive, #400  
Reston, VA 20190

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)

Comstock Management Services, LC, Manager  
Comstock Employee Ventures, LC, Member  
Comstock Partners, LC, Member

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer, etc.**)

Comstock Management Services, LC, Manager

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.



**Rezoning Attachment to Par. 1(b)**DATE: February 15, 2019  
(enter date affidavit is notarized)for Application No. (s): CDPA/FDPA/PCA 2016-HM-035  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Comstock Employee Ventures, LC, c/o Comstock Partners  
1886 Metro Center Drive, #400  
Reston, VA 20190**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)Christopher M. Guthrie, Member  
Comstock Partners, LC, Class A Member and Manager

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Comstock Reston Station Holdings, LC  
c/o Comstock Partners  
1886 Metro Center Drive, #400  
Reston, VA 20190**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)Comstock Partners, LC, Member  
Comstock Employee Ventures, LC, Member  
Comstock Management Services, LC, Manager

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Comstock Management Services, LC, Manager

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**DATE: February 15, 2019  
(enter date affidavit is notarized)for Application No. (s): CDPA/FDPA/PCA 2016-HM-035  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Comstock Partners, LC  
1886 Metro Center Drive, #400  
Reston, VA 20190**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)Clemente Investment Management, LLC, Member  
Schar Holdings, LLC, Member  
Christopher (nmi) Clemente, Manager

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Clemente Investment Management, LLC, c/o Comstock Partners  
1886 Metro Center Drive, #400  
Reston, VA 20190**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)Christopher (nmi) Clemente, Manager  
Christopher (nmi) Clemente and Teresa A. Schar, T/E, Member

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.



**Rezoning Attachment to Par. 1(b)**DATE: February 15, 2019

(enter date affidavit is notarized)

for Application No. (s): CDPA/FDPA/PCA 2016-HM-035

(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Schar Holdings, LLC  
 c/o Caler, Donten Levine – Family Office  
 505 S. Flagler Drive, Suite 900  
 West Palm Beach, FL 33401

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Dwight C. Schar, Member and Manager  
 Martha (nmi) Schar, member  
 Stuart (nmi) Schar, Member  
 Spencer (nmi) Schar, Member

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.**President, Vice-President, Secretary, Treasurer, etc.)****NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Board of Supervisors of Fairfax County, Virginia  
 12000 Government Center Parkway, Suite 533  
 Fairfax, VA 22035

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

A body corporate and politic with no shareholders

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.**President, Vice-President, Secretary, Treasurer, etc.)**

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: February 15, 2019  
 (enter date affidavit is notarized)

for Application No. (s): CDPA/FDPA/PCA 2016-HM-035  
 (enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Comstock Management Services, LC, c/o Comstock Partners  
 1886 Metro Center Drive, #400  
 Reston, VA 20190

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Christopher (nmi) Clemente, Member and Manager

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

CRS Sunset Hills II, LC  
 c/o Comstock Partners  
 1886 Metro Center Drive, #400  
 Reston, VA 20190

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)

Comstock Management Services, LC, Manager  
 Comstock Employee Ventures, LC, Member  
 Comstock Partners, LC, Member

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

Comstock Management Services, LC, Manager

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.



**Rezoning Attachment to Par. 1(b)**DATE: February 15, 2019  
(enter date affidavit is notarized)for Application No. (s): CDPA/FDPA/PCA 2016-HM-035  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Urban Engineering & Associates, Inc. (t/a Urban, Ltd.)  
7712 Little River Turnpike  
Annandale, VA 22003**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)J. Edgar Sears, Jr.  
Brian A. Sears**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Gorove/Slade Associates, Inc.  
3914 Centreville Road, Suite 330  
Chantilly, VA 20151**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)Christopher M. Tacinelli                      Tushar A. Awar  
Chad A. Baird                                  Erwin N. Andres  
Daniel B. VanPelt**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)(check if applicable)      ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**DATE: February 15, 2019  
(enter date affidavit is notarized)for Application No. (s): CDPA/FDPA/PCA 2016-HM-035  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)HKS, Inc.  
1250 Eye Street, Suite 600  
Washington, DC 20005**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☒ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

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**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.



**REZONING AFFIDAVIT**

DATE: February 15, 2019  
(enter date affidavit is notarized)

for Application No. (s): CDPA/FDPA/PCA 2016-HM-035  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

**PARTNERSHIP INFORMATION**

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state and zip code)

Cooley LLP  
11951 Freedom Drive, Suite 1400  
Reston, VA 20190

(check if applicable) ☒ The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

**Partners:**

Gian-Michele a Marca  
Jane K. Adams  
Peter M. Adams  
Maureen P. Alger  
DeAnna D. Allen  
Karen E. Anderson  
Mazda K. Antia  
Aaron F. Archer  
Orion (nmi) Armon  
Megan M. Arthur Schilling  
Michael A. Attanasio  
Jon C. Avina  
Luke T. Bagley  
Cynthia A. Bai  
Charles J. Bair  
Celia Goldwag Barenholtz  
Matthew S. Bartus  
Michael D. Basile  
Mark D. Beckett  
Ben W. Beerle  
Keith J. Berets

Laura A. Berezin  
Michal (nmi) Berkner  
Meredith J. Beuchaw  
Ann (nmi) Bevirt  
Aaron D. Binstock  
Ryan E. Blair  
Thomas A. Blinka  
Nicholas (nmi) Bolter  
Barbara L. Borden  
Jodie M. Bourdet  
Philip M. Bowman  
Wendy J. Brenner  
David (nmi) Bresnick  
Matthew J. Brigham  
Nicole C. Brookshire  
Fraser D. Brown  
Matthew D. Brown  
Alfred L. Browne, III  
Matthew T. Browne  
Brian W. Burke

Peter F. Burns  
John T. Byrnes  
Luke T. Cadigan  
Robert T. Cahill  
Christopher C. Campbell  
Matthew D. Caplan  
Lynda K. Chandler  
Adam C. Chase  
Reuben H. Chen  
Calise Y. Cheng  
William T. Christiansen II  
John A. Clark  
Sean M. Clayton  
John A. Clendenin  
Thomas A. Coll  
Derek O. Colla  
Joseph W. Conroy  
William J. Corcoran  
Christopher (nmi) Coulter  
John A. Dado

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and

**Rezoning Attachment to Par. 1(c)**

DATE: February 15, 2019  
(enter date affidavit is notarized)

for Application No. (s): CDPA/FDPA/PCA 2016-HM-035  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)  
11951 Freedom Drive, Suite 1500  
Reston, VA 20190

(check if applicable) ☒ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Scott D. Dailard  
Craig E. Dauchy  
Manyia (nmi) Deehr  
Mark J. Deem  
Darren K. DeStefano  
Sarah K. diFrancesca  
Adam (nmi) Dinow  
Eric W. Doherty  
Michelle C. Doolin  
Joseph M. Drayton  
Matthew P. Dubofsky  
Joshua G. Duclos  
Angela L. Dunning  
Christopher B. Durbin  
John C. Dwyer  
Shannon M. Eagan  
Erik S. Edwards  
Ivor R. Elrifi  
Sonya F. Erickson  
Heidi A. Erlacher  
Mark C. Everiss  
Lester J. Fagen  
Jesse D. Farmer  
Brent D. Fassett  
M. Wainwright Fishburn Jr.  
Patrick J. Flanagan  
James (nmi) Fleming  
Rod (nmi) Freeman  
Joshua A. Friedman  
Koji F. Fukumura  
James F. Fulton Jr.  
Eamonn J. Gardner  
Jon E. Gavenman  
Stephanie (nmi) Gentile  
Adam S. Gershenson  
Bobby A. Ghajar  
Patrick E. Gibbs

Colleen P. Gillis  
Todd J. Gluth  
Daniel I. Goldberg  
Wendy C. Goldstein  
Kathleen H. Goodhart  
Seth J. Gottlieb  
Shane L. Goudey  
T'Challa J. Graham  
Jonathan G. Graves  
Alexandra (nmi) Grimm  
Jacqueline I. Grise Lester  
Kenneth L. Guernsey  
Patrick P. Gunn  
Divakar (nmi) Gupta  
Jeffrey M. Gutkin  
John B. Hale  
Charles D. Haley  
Matthew W. Hallinan  
Alan D. Hambelton  
Laurence M. Harris  
M. Ray Hartman III  
Bernard L. Hatcher  
Matthew B. Hemington  
Cathy Rae Hershcopf  
Kate E. Hillier  
Gordon K. Ho  
Nicholas A. Hobson  
Paula E. Holland  
Joshua P. Holleman  
Lila W. Hope  
C. Thomas Hopkins  
Reginald Ronald Hopkinson  
Richard M. Hopley  
Brendan J. Hughes  
Christopher R. Hutter  
Jay R. Indyke  
Alexander (nmi) Israel

Craig D. Jacoby  
Tanisha A. James  
Eric C. Jensen  
Robert L. Jones  
Kenneth G. Juster  
Richard S. Kanowitz  
Jeffrey S. Karr  
Eric A. Kauffman  
Joshua A. Kaufman  
Natasha E. Kaye  
Heidi L. Keefe  
David R. Kendall  
Jason L. Kent  
Mehdi (nmi) Khodadad  
Aditya M. Khorana  
Jonathan J. Kim  
Charles S. Kim  
Kevin M. King  
Benjamin H. Kleine  
Michael J. Klisch  
Daniel J. Knauss  
Jonie I. Kondracki  
Barbara A. Kosacz  
Kenneth J. Krisko  
Susan M. Krumplitsch  
Eric A. Kuwana  
Carol Denise Laherty  
Mark F. Lambert  
Matthew E. Langer  
Samantha M. LaPine  
Jeffrey A. Laretto  
Ramon (nmi) LaSoya  
John G. Lavoie  
Heidi A. Lawson  
Brian F. Leaf  
Travis G. LeBlanc  
Alexander M. Lee

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.



**Rezoning Attachment to Par. 1(c)**DATE: February 15, 2019  
(enter date affidavit is notarized)for Application No. (s): CDPA/FDPA/PCA 2016-HM-035  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (continued)  
11951 Freedom Drive, Suite 1500  
Reston, VA 20190(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Pang (nmi) Lee	J. Kevin Mills	Marc A. Recht
Randall R. Lee	Barbara R. Mirza	Michael G. Rhodes
Jamie K. Leigh	Patrick J. Mitchell	Michelle S. Rhyu
Natasha V. Leskovsek	Philip D. Mitchell	Paul A. Roberts
Shira Nadich Levin	Ann M. Mooney	John W. Robertson
Michael S. Levinson	Timothy J. Moore	Kenneth J. Rollins
Stephane (nmi) Levy	M. Howard Morse	Kevin K. Rooney
Elizabeth L. Lewis	Phillip E. Morton	Stephen H. Rosen
Jeffrey P. Libson	Colm D. Murphy	Sacha D. Ross
Bradley M. Libuit	Danielle E. Naftulin	Andrew E. Roth
Sarah M. Lightdale	Ryan E. Naftulin	Joshua D. Rottner
Michael R. Lincoln	David J. Navetta	Adam J. Ruttenberg
James C.T. Linfield	Stephen C. Neal	Thomas R. Salley III
Samuel M. Livermore	Brooke E. Nussbaum	Robert D. Sanchez
Douglas P. Lobel	William V. O'Connor	Ryan S. Sansom
Bethany C. Lobo	John Paul Oleksiuk	Glen Y. Sato
J. Patrick Loofbourrow	Gerard (nmi) O'Shea	Jason M. Savich
Mark C. Looney	Garth A. Osterman	Martin S. Schenker
Robert B. Lovett	Rama (nmi) Padmanabhan	Marc G. Schildkraut
Siana E. Lowrey	Kathleen M. Pakenham	Michelle G. Schulman
Haibo J. Lu	Timothy G. Patterson	William J. Schwartz
Edward J. Lukins	Matthew (nmi) Pavao	Eric J. Schwartzman
Andrew P. Lustig	Daniel S. Peale	Ellen A. Scordino
Nicola K. Maguire	Anne H. Peck	Avital (nmi) Sealman
Amanda A. Main	David G. Peinsipp	Richard C. Segal
Blake W. Martell	Nicole K. Peppe	Boris (nmi) Segalis
Joshua O. Mates	Kevin J. Perry	David J. Segre
James J. Maton	Robert W. Phillips	Joshua Seidenfeld
Mika Reiner Mayer	Susan Cooper Philpot	John H. Sellers
Robert M. McDowell	Yvan-Claude J. Pierre	Ian R. Shapiro
Michael J. McGrail	Frank V. Pietrantonio	Michael N. Sheetz
Becket (nmi) McGrath	Mark B. Pitchford	Jordan A. Silber
John T. McKenna	Noah B. Pittard	Brent B. Siler
Bonnie Weiss McLeod	Adam M. Pivovar	David I. Silverman
Lowell D. Mead	Michael L. Platt	Stephen R. Smith
Mark A. Medearis	Christian E. Plaza	Whitty (nmi) Somvichian
Laura M. Medina	Aaron M. Pomeroy	Geoffrey R. Starr
Beatriz (nmi) Mejia	Marya A. Postner	Henry J. Stewart
Craig A. Menden	Rachel B. Proffitt	Justin M. Stock
Erik B. Milch	Steven M. Przesmicki	Steven M. Strauss
Chadwick L. Mills	Frank F. Rahmani	Marc R. Suskin
David E. Mills		C. Scott Talbot

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**DATE: February 15, 2019  
(enter date affidavit is notarized)for Application No. (s): CDPA/FDPA/PCA 2016-HM-035  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (continued)  
11951 Freedom Drive, Suite 1500  
Reston, VA 20190(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)Mark P. Tanoury  
Gregory C. Tenhoff  
Michael E. Tenta  
Rachel W. Thorn  
Michael R. Tollini  
Steven J. Tonsfeldt  
Michael S. Tuscan  
Jessica I. Valenzuela Santamaria  
Seth (nmi) Van Aalten  
Kristin E. VanderPas  
Joseph J. Vaughan  
Miguel J. Vega  
Erich E. Veitenheimer, III  
Aaron J. Velli  
David A. Walsh  
Mark B. Weeks  
Mark R. Weinstein  
Peter H. Werner  
Scott B. Weston  
John N. Wilkinson  
Andrew S. Williamson  
Peter J. Willsey  
David B. Wilson  
Charles R. Winckworth  
Mark (nmi) Windfeld-Hansen  
Adriana Lofaro Wirtz  
David J. Wittenstein  
Nancy H. Wojtas  
Amy M. Wood  
J. Peyton Worley  
Nan (nmi) Wu  
Summer J. Wynn  
Babak (nmi) Yaghmaie  
Henry (nmi) Yin  
David R. Young  
John F. Young  
Xun (nmi) Zeng  
Christina (nmi) Zhang(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.



## REZONING AFFIDAVIT

DATE: February 15, 2019  
(enter date affidavit is notarized)

for Application No. (s): CDPA/FDPA/PCA 2016-HM-035  
(enter County-assigned application number(s))

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1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (**NOTE:** If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

## REZONING AFFIDAVIT

DATE: February 15, 2019  
(enter date affidavit is notarized)

for Application No. (s): CDPA/FDPA/PCA 2016-HM-035  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

Danielle N. Stephens, Land Use Planner

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 15<sup>th</sup> day of February, 2019, in the ~~State~~/Comm. of Virginia, County/City of Fairfax.

My commission expires: 10/31/2022  
197637337 v3

Betty C. Leyshion  
Notary Public



**Betty C. Leyshion**  
**NOTARY PUBLIC**  
Commonwealth of Virginia  
Reg. # 322548  
My Commission Expires  
October 31, 2022